

**Wateringbury**                      **569289 153174**    **16 November 2009**    **TM/09/02894/FL**  
Wateringbury

Proposal:                      New garage and conversion of existing garage (Resubmission of TM/09/02055/FL)  
Location:                      64 Phoenix Drive Wateringbury Maidstone Kent ME18 5DR  
Applicant:                      Mr Crispin Maloney

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**1. Description:**

- 1.1 Members will recall that this application was brought to Area 2 Planning Committee on 24 February 2010, where it was deferred for a Members' Site Inspection (MSI).
- 1.2 The MSI took place on 18 March 2010.
- 1.3 A full description of the proposal can be found within the previous Committee Report which is annexed to this report.

**2. Consultees:**

- 2.1 My previous report contains details of the consultee responses received at that time. One additional representation has been received (from the same neighbour who has written in previously), raising the following:
  - The applicant stated at the last committee meeting that he had discussed the application with the neighbour. The applicant has at no stage discussed the application with the neighbour. This shows a complete lack of concern or consideration.
  - The applicant has not at any stage attempted to discuss with the neighbour removing the neighbour's shrubs and bushes that would need to be removed to facilitate the proposal.

**3. Determining Issues:**

- 3.1 Members raised the query at the MSI as to whether there are any other dwellings in Phoenix Drive that have had planning permission for a single storey side extension.
- 3.2 Having checked our records I can find no similar permissions. This is notwithstanding any development that may have been undertaken under permitted development rights.
- 3.3 There are no additional matters that I wish to draw to Members' attention, and my recommendation remains as previously.

**4. Recommendation:**

- 4.1 **Approved** in accordance with the following submitted details: Letter dated 13.11.2009, Floor Plan dated 13.11.2009, Roof Plan dated 13.11.2009, Elevations dated 13.11.2009, Elevations dated 16.11.2009, Section dated 16.11.2009, Site Plan dated 16.11.2009, subject to the following:

**Conditions / Reasons**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2. All materials used externally shall match those of the existing building.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

3. The garage(s) shown on the submitted plan shall be kept available at all times for the parking of private motor vehicles.

Reason: Development without the provision of adequate vehicle parking space is likely to lead to hazardous on-street parking.

**Informatives**

1. This permission does not purport to convey any legal right to undertake works or development on land outside the ownership of the applicant without the consent of the relevant landowners.

Contact: Glenda Egerton