

**East Peckham**  
East Peckham And  
Golden Green

**567277 148889 14 March 2011**

**TM/11/00653/FL**

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Proposal: Construction of new infill dwelling in the garden of an existing dwelling and extension of existing garage  
Location: 29 Hale Street East Peckham Tonbridge TN12 5HL  
Applicant: Mrs Julie Buchanan

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**1. Description:**

- 1.1 Members will recall that this application was deferred for a Members' Site Inspection which was arranged for 22 June 2011. The previous report is annexed. Any further information or consultee/ neighbour responses will be in a supplementary report.

**2. Recommendation:**

- 2.1 **Grant Planning Permission** as detailed by Site Plan 0902/10 REV A dated 16.05.2011, Elevations 0902/11 REV A dated 16.05.2011, Arboricultural Survey 0902/13 REV A dated 16.05.2011, Other 0902/14 REV A dated 16.05.2011, Letter dated 16.05.2011, Letter dated 14.03.2011, Flood Risk Assessment dated 14.03.2011, Design and Access Statement dated 11.03.2011, Photographs dated 11.03.2011, Planning Statement dated 11.03.2011, Site Plan 0902/10 1:200 dated 11.03.2011, Elevations 0902/12 and plans dated 11.03.2011, Location Plan dated 14.03.2011, 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 No development shall take place until details and samples of materials to be used externally have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.
- Reason: To ensure that the development does not harm the character and appearance or the visual amenity of the locality.
- 3 Prior to the commencement of development, details comprising plans of the proposed and existing levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The finished floor levels of the dwelling shall be raised 0.3m above the existing ground level. The development hereby permitted shall be undertaken in accordance with these approved details.

Reason: To ensure that the scale of the development is compatible with the character of the site and its surroundings and in the interests of flood mitigation.

- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking and re-enacting that Order), no windows or similar openings shall be constructed in the northern or western elevations or roof planes of the dwelling other than as hereby approved, without the prior written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of the living conditions of neighbouring properties.

- 5 Notwithstanding the provisions of Classes A, B or C of Part 1 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any order amending, revoking and re-enacting that Order), no extensions or other alterations to the roof and no extension or enlargement shall be constructed on the dwelling hereby approved.

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of maintaining the appearance and character of the building.

- 6 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

- 7 Prior to the commencement of development, details of a scheme to demonstrate that the development hereby approved will incorporate appropriate measures to contribute to a sustainable environment shall be submitted to the Local Planning Authority for approval. The scheme shall include measures to minimise waste generation, and to minimise water and energy consumption, having regard to the need for 10% of energy consumption requirements to be generated on-site from

alternative energy sources and the potential for recycling water. The approved scheme shall be implemented prior to the first occupation of any of the units hereby approved.

Reason: In accordance with Policy CP1 of the Core Strategy and Policy CC1 of the Managing Development and the Environment DPD of the Tonbridge and Malling Borough Council Local Development Framework.

- 8 The area shown on the submitted layout as vehicle parking and turning space shall be surfaced and drained prior to the first occupation of the dwelling hereby permitted, and shall be retained for the use of occupiers of, and visitors to, the dwelling. No permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking and re-enacting that order) shall be carried out on that area of land so shown or in such a position as to preclude vehicular access to this reserved parking and turning space.

Reason: To ensure that adequate parking provision is provided at the site and to allow vehicles to exit the site in a forward gear.

- 9 Prior to the commencement of development, details of the vehicular access to the site, including cross sections of the slope of the access and the method by which the access shall span the drainage ditch, shall be submitted to and approved in writing by the Local Planning Authority. The access shall be constructed in accordance with these details prior to the first occupation of the dwelling hereby approved.

Reason: In the interests of highway safety.

- 10 Prior to the commencement of development, details of the visibility splays shall be submitted to and approved in writing by the Local Planning Authority. The access shall not be used until the area of land within the agreed visibility splay has been reduced in level as necessary and cleared of any obstruction (including vegetation) exceeding a height of 1.05 metres above the level of the nearest carriageway. The vision splay so created shall be retained at all times thereafter.

Reason: To ensure the safe and free flow of traffic.

- 11 Prior to the commencement of development, a flood warning and evacuation plan shall be submitted to the Local Planning Authority and approved in writing. The requirements of the plan shall be implemented prior to the first occupation of the dwelling hereby approved, and shall be in operation thereafter.

Reason: In order to protect the safety of residents in the event of a flood event.

- 12 Prior to the commencement of development details of flood resilience and flood resistance measures to be incorporated in the design and construction of the development hereby permitted shall be submitted to the Local Planning Authority and approved in writing. The development shall be constructed in accordance with the approved details.

Reason: To ensure the recommendations set out in the Flood Risk Assessment submitted as part of the application hereby approved are delivered.

**Informative**

1. As an initial operation on site, adequate precautions shall be taken during the progress of the works to guard against the deposit of mud and similar substances on the public highway. Such proposals shall include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances.

Contact: Steve Baughen