

<b>Platt</b> Borough Green And Long Mill	<b>562226 156724 13 September 2011 TM/11/02257/FL</b>
Proposal:	Demolition of existing bungalow and construction of new detached house and garage
Location:	White Court Long Mill Lane Platt Sevenoaks Kent TN15 8NA
Applicant:	Tanchester Development Ltd

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**1. Description:**

- 1.1 Members will recall that this application was deferred for a Members' Site Inspection which was scheduled for 20 February 2012. The previous report is annexed. Any further information or representations will be in a Supplementary Report.

**2. Recommendation:**

- 2.1 **Grant Planning Permission** as detailed by :

Letter dated 12.09.2011, Photographs dated 12.09.2011, Location Plan dated 13.09.2011, Letter dated 17.08.2011, Site Survey dated 17.08.2011, Design and Access Statement dated 22.11.2011, Planning Statement dated 22.11.2011, Letter dated 22.11.2011, Proposed Floor Plans 372-2C + Sections dated 08.12.2011, Proposed Elevations 372-3B dated 05.12.2011, Letter dated 05.12.2011, Letter dated 08.12.2011, Letter dated 26.10.2011, Letter dated 04.11.2011, Street Scenes + Levels dated 04.11.2011, 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. (Z013)

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

- 2 No development shall take place until details of all materials to be used externally have been approved by the Local Planning Authority. In order to seek such approval, written details and photographs of the materials (preferably in digital format) shall be submitted to the Local Planning Authority and samples of the materials shall be made available at the site for inspection by officers of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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

- 3 No development shall take place until details of the eaves, joinery and rainwater goods to be used have been submitted to and approved in writing 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, appearance or visual amenity of the locality.

- 4 The ground floor level of the dwelling and finished ground and hard surfaces shall be carried out in accordance with Drawing No.372-2C hereby approved.

Reason: To ensure that the development does not harm residential amenities, the street-scene or character of the area.

- 5 No development shall be commenced until:

(a) a site investigation has been undertaken to determine the nature and extent of any contamination, and

(b) the results of the investigation, together with an assessment by a competent person and details of a scheme to contain, treat or remove any contamination, as appropriate, have been submitted to and approved by the Local Planning

Authority. The assessment and scheme shall have regard to the need to ensure that contaminants do not escape from the site to cause air and water pollution or pollution of adjoining land.

The scheme submitted pursuant to (b) shall include details of arrangements for responding to any discovery of unforeseen contamination during the undertaking of the development hereby permitted. Such arrangements shall include a requirement to notify the Local Planning Authority of the presence of any such unforeseen contamination.

Prior to the first occupation of the development or any part of the development hereby permitted

(c) the approved remediation scheme shall be fully implemented insofar as it relates to that part of the development which is to be occupied, and

(d) a Certificate shall be provided to the Local Planning Authority by a responsible person stating that remediation has been completed and the site is suitable for the permitted end use.

Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

Reason: In the interests of amenity and public safety.

- 6 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 and maintained for the lifetime of the building.

Reason: In accordance with Core Strategy policy CP 1 of the Tonbridge and Malling Local Development Framework

- 7 The use shall not be commenced, nor the premises occupied, until the area shown on the submitted layout as vehicle parking space has been provided, surfaced and drained. Surfaces shall be porous or shall discharge run-off to permeable areas within the site or to a soakaway. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order) no development shall be carried out within Class A or B, of Part 1, of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: To ensure that any future development does not harm the character of the area or neighbouring residential amenity.

- 9 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include substantial plantings within the front garden of the site, and indications of all existing trees and hedges on the land, and details of any to be retained, together with measures for their protection in the course of the development. 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.

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.

- 10 The first floor windows on the side flank elevations shall be fitted with obscured glass and, apart from any top-hung light, shall be non-opening. This work shall be effected before the dwelling is occupied and shall be retained thereafter.

Reason: To minimise the effect of overlooking onto adjoining property.

### **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.
- 2 If the development hereby permitted involves the carrying out of building work or excavations along or close to a boundary with land owned by someone else, you are advised that, under the Party Wall, etc Act 1996, you may have a duty to give notice of your intentions to the adjoining owner before commencing this work.
- 3 With regard to works within the limits of the highway, the applicant is asked to consult The Community Delivery Manager, Kent County Council, Kent Highway Services, Double Day House, St Michaels Close, Aylesford Tel: 08458 247 800.
- 4 During the construction phase, the hours of working (including deliveries) should be restricted to Monday to Friday 08:00 hours – 18:00 hours. On Saturday 08:00 to 13:00 hours, with no work on Sundays or Public Holidays.

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