

East Peckham TM/11/02922/FL
East Peckham And
Golden Green

Construction of a new detached dwelling in the grounds of Hale Place and erection of garaging at 29 Hale Street East Peckham Tonbridge Kent TN12 5HL for Dr Julie Buchanan

Applicant: There have been several pieces of correspondence received from the applicant since the publication of the Main Report. This correspondence sets out the following:

- The submitted drawings, including those which indicate the position and scale of houses on adjacent plots, are based on a digital survey. The applicant considers that the ridge heights of the adjacent properties are as follows (based on a datum of 10.00):
 - § Hale Place Cottage: 19.82;
 - § Hale Place: 22.34;
 - § Coach House (to the south of Hale Place): 21.56;
 - § 45 Hale Street: 22.70;
 - § Proposed house: 21.00.

- There is no proposed patio to the dwelling which could impact on the oak tree located toward the northern boundary;

- Comments on the response from the EA and recommended Condition 4.

DPTL: The applicant's comments regarding the accuracy of the plans are noted. Members are advised that Officers have made a number of site visits to the property and have assessed the proposed dwelling relative to the existing houses as viewed on site. As detailed below, a Condition is recommended to control the slab levels of the dwelling.

There is some discrepancy between the submitted Flood Risk Assessment and the response of the EA in terms of which Flood Zone the eastern boundary of the site is located within: the EA has stated that this is Flood Zone 3, whilst the submitted FRA considers it to fall in Flood Zone 2. Notwithstanding this, the EA has stated that it has no objection to the proposed dwelling subject to the imposition of particular Conditions.

One of the Conditions detailed in the EA's response suggests that the finished floor level of the dwelling be 150mm higher than the adjacent ground level. This differs slightly from

the response of the EA to the previous application for a new dwelling at the site, where the EA recommended that the floor level of the finished property be raised at least 150mm above the ground level, but that 300mm would be preferable in order to protect against extreme flood events.

I have given careful consideration to the two responses: given that the response to the current application recommends that the levels are raised by 150mm rather than 300mm, together with the visual relationship of the house with Hale Place Cottage and its setting, I have recommended that Condition 4 be amended to require that the floor levels are raised 150mm above the adjoining land (rather than 300mm).

The EA also requested a Condition that required that no sleeping accommodation be provided at ground floor and of course existing ground floor rooms can be used for such purposes without the Council's approval. The submitted floor plans do not indicate any bedrooms at ground floor. Having regard to this and the fact that the site will be located in a "dry island" in most flood events, I do not consider that such a Condition is justified.

Members are advised that the second sentence to paragraph 1.5 of the Main Report should read:

"As a result of these alterations, the northern elevation of the house would be located approximately 2m further to the south, with the front wall to the dwelling located approximately 4-5m further to the east".

AMENDED RECOMMENDATION:

Amended Condition 4:

4. 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 0.15m above the existing ground level. The development hereby permitted shall be undertaken in accordance with these approved details.

Reason: To ensure that the development does not harm the existing character of the area and in the interests of flood mitigation in accordance with Policies CP1, CP10 and CP24 of the Tonbridge and Malling Borough Core Strategy, Policy SQ1 of the Tonbridge and Malling Borough Managing Development and the Environment Development Plan Document and paragraphs 57, 58, 61, 99 - 104 of the National Planning Policy Framework (2012).

West Malling **TM/11/00671/FL**
West Malling And Leybourne

Change of use from D2 use to D1 and D2 use to allow the building to be used as a day centre for adults with learning disabilities at West Malling Cricket Club Norman Road West Malling Kent ME19 6RN for Town Malling Cricket Club

No Supplementary Matters to Report

Kings Hill **TM/12/00788/FL**
Kings Hill

Two storey rear extension and single storey side extension at 4 Cellini Walk Kings Hill West Malling Kent ME19 4BA for Mr S Pinnell

No Supplementary Matters to Report

Ightham **TM/12/00416/FL**
Ightham

Single storey kitchen extension at The Lodge Ightham Court Fen Pond Road Ightham Sevenoaks Kent TN15 9JF for Mr Lunt

No Supplementary Matters to Report

Plaxtol **TM/12/00596/FL**
Borough Green And
Long Mill

Demolition of existing rear addition and the construction of a two storey rear extension, porch extension, internal alterations and garage at The Former Rectory The Street Plaxtol Sevenoaks Kent TN15 0QF for Mr And Mrs Wormsley

No supplementary matters to report

Ryarsh **TM/11/03350/FL**
Downs

