

**Ryarsh
Downs**

566951 159838 6 August 2012

TM/12/02341/FL

Proposal: Ground floor extension to form enlarged dining and hall amendments to existing car parking and front boundary
Location: Stoned Lodge The Street Ryarsh West Malling Kent ME19 5LL
Applicant: Mr P Cheeseman

1. Description:

- 1.1 Members will recall this application was initially reported to the 31 October meeting, when Members resolved to defer consideration and to hold a Members' Site Inspection. This is scheduled to be held on 4 December 2012.
- 1.2 Any discussion arising from the Site Inspection will follow in a Supplementary Report.
- 1.3 The 31 October 2012 main and supplementary reports are annexed to this report.

2. Consultees:

- 2.1 No further responses have been received.

3. Determining Issues:

- 3.1 These are described in the annexed report. If there are any further matters arising as a result of the Members' Site Inspection, these will be set out in a Supplementary Report.

4. Recommendation:

- 4.1 **Grant Planning Permission** in accordance with the following submitted details: Supporting Information dated 04.10.2012, Existing Plans and Elevations 2087/1/A dated 24.07.2012, Email dated 28.06.2012, Letter dated 24.07.2012, Letter dated 24.07.2012, Validation Checklist dated 24.07.2012, Design and Access Statement dated 06.08.2012, Proposed Plans and Elevations 2087/3/G dated 19.09.2012, subject to:

Conditions:

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. In accordance with policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007, policy SQ1 of the Tonbridge and Malling Borough Managing Development and the Environment DPD 2010 and paragraph 61 of the National Planning Policy Framework 2012.

3. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), no windows or similar openings shall be constructed in the flank elevations of the building 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 amenity and privacy of adjoining property. In accordance with policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and policy SQ1 of the Tonbridge and Malling Borough Managing Development and the Environment DPD 2010. In addition paragraph 61 of the National Planning Policy Framework 2012.

4. The extension shall not be occupied until the area shown on the submitted layout as three vehicle parking spaces has been provided, surfaced and drained. 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 and 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 or garaging of vehicles is likely to lead to hazardous on street parking.

5. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft 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. In accordance with policies CP1 and CP24 of the Tonbridge and Malling Borough

Core Strategy 2007, policy SQ1 of the Tonbridge and Malling Borough Managing Development and the Environment DPD 2010 and paragraph 61 of the National Planning Policy Framework 2012.

Contact: Lucinda Green