

**Addington
Downs**

TM/12/03635/OA

Application for outline planning permission for the erection of a single 'Lodge' style dwellinghouse with details of landscaping and appearance reserved for future consideration at Sycamore Place Trottiscliffe Road Addington West Malling Kent ME19 5AZ for Mr And Mrs M Bor

KCC(Highways) has confirmed that the car parking spaces can be accessed in a forward gear and that egress can be undertaken in a forward gear with reasonable ease. The space nearer the tree is most straightforward and the space nearest the neighbour's gate is no different than an end space in a car park. The 3m driveway width is 8m (a further 3+ standard car parking spaces) away from this second space which gives sufficient length for the nose of a car to be brought round and into line.

DPHEH: An updated layout plan has now been formally submitted by the applicant, based upon the previously submitted illustrative layout plan, with additional details of pedestrian access and re-siting of the existing gates next to the garage of Sycamore Place. In view of the KCC(Highway) comments I am satisfied that the submitted layout plan demonstrates sufficient parking and turning for the proposed dwelling.

The pencil sketch submitted by the applicant and indicates how the aesthetic appearance of the proposed dwelling could be designed. Matters of external appearance have been reserved for future consideration, so this sketch is for **illustrative purposes** only.

Since the MSI, section drawings have been submitted for 2 options. The height of the building in both options is 5.8m but option 1A has a greater dig-down so its net ridge level is 53.35, compared to 53.95 which is the ridge level of Option 2A. The agent has subsequently clarified that his client would accept as a condition the slab level upper limit of Option 2A (i.e. 48.15) but that, in order to have some subsequent design tolerance of eaves height and roof pitch, an overall height limit of 6.5m is reasonable in his view – the resultant ridge level being a maximum of 54.65. I consider it appropriate to control this height and slab level within a condition as set out below.

AMENDED RECOMMENDATION:

Grant Outline Planning Permission in accordance with the following submitted details: Email dated 19.12.2012, Design and Access Statement dated 19.12.2012, Planning Statement dated 20.12.2012, Block Plan 023/09/01 dated 03.12.2012, Drawing

023/09/03 dated 03.12.2012, Location Plan dated 03.12.2012, Email dated 28.05.2013, Tree Report AR/0151/05-13 dated 28.05.2013, Block Plan tree survey dated 28.05.2013, Block Plan tree protection dated 28.05.2013, Site Survey SPA/1135/1 dated 22.02.2013, Sections OPTION 1A dated 29.08.2013, Sections OPTION 2A dated 29.08.2013, Parking Layout dated 04.07.2013, Email dated 10.09.2013. Email dated 13.09.2013, Block Plan Rev D dated 13.09.2013, subject to:

Conditions

1. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

2. Approval of details of the appearance and landscaping of the development (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority.

Reason: No such approval has been given.

3. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: In pursuance of Section 92(2) of the Town and Country Planning Act 1990.

4. No development shall take place until written details and photographs of all materials to be used externally in the construction of the dwelling have been submitted to and approved by 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 of the existing building in accordance with Policies CP1 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 and 61 of the National Planning Policy Framework (2012).

5. Prior to the commencement of development, details of the existing and proposed levels shall be submitted to and approved in writing by the Local Planning Authority, including the levels of the land surrounding the dwelling hereby consented.

Reason: To ensure that the development does not harm the character of the area in accordance with Policies CP1 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 and 137 of the National Planning Policy Framework (2012).

6. The development hereby approved shall be carried out in such a manner as to avoid damage to existing trees (including their root system) or other planting to be retained as part of the approved landscaping scheme by observing the following:
- (a) All trees to be preserved shall be marked on site and protected during any operation on site by a fence erected at 0.5 metres beyond the canopy spread (or as otherwise agreed in writing by the Local Planning Authority).
 - (b) No fires shall be lit within the spread of the branches of the trees.
 - (c) No materials or equipment shall be stored within the spread of the branches of the trees.
 - (d) Any damage to trees shall be made good with a coating of fungicidal sealant.
 - (e) No roots over 50mm diameter shall be cut and unless expressly authorised by this permission no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the branches of the trees.
 - (f) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not harm the character of the existing building in accordance with Policies CP1 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 and 61 of the National Planning Policy Framework (2012).

7. The details submitted pursuant to condition 2 shall include a scheme for the storage and screening of refuse. The approved scheme shall be implemented before the development is occupied and shall be retained at all times thereafter.

Reason: To facilitate the collection of refuse and preserve visual amenity.

8. This permission only grants consent for a dwelling of floorspace up to 150 sqm and a slab level no higher than 48.15 and ridge level no higher than 6.5m above slab level.

Reason: In order to secure a satisfactory form of development and in accordance with paragraphs 17, 57, 58 and 61 of the National Planning Policy Framework 2012.

9. 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 Classes A-H (inclusive) of Part 1 and Class A of Part 2 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: In order to enable the Local Planning Authority to regulate and control further development within this site in the interests of the environment.

10. No development shall take place until a scheme for the management of demolition and construction traffic to and from the site (including hours of operation) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme unless any variation if agreed in writing by the Local Planning Authority beforehand.

Reason: To ensure that the development does not harm the amenities of the locality.

11. The use shall not be commenced, nor the premises occupied, until the area shown on the submitted layout as vehicle parking and on-site turning space 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 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 nor any associated on-site turning space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking and on-site turning is needed in the interests of highway safety.

12. The details submitted pursuant to condition 2 shall include details of hard surfacing and ground retention walling.

Reason: To protect and enhance the appearance and character of the site and locality.

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. During the construction phase, the hours of working (including deliveries) shall be restricted to Monday to Friday 08:00 hours - 18:00 hours. On Saturdays 08:00 to 13:00 hours, with no work on Sundays or Public/Bank Holidays. The applicant is invited to contact the Pollution Control Team of Environmental Health to discuss the options for agreeing working hours for the site.
3. During the construction phase, construction vehicles should be parked off of the public highway so as to avoid hazardous highway conditions.