

Aylesford
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07.10.2005

TM/05/03097/FL

Proposal: Double storey rear extension and single storey front extension
Location: 231 Woodlands Road Aylesford Kent ME20 7QF
Applicant: Mr T Drennan

1. Description:

1.1 Members will recall that this application was deferred from the February APC3 for a Members Site Inspection (DPT pages 31 -35 refer). The Site Inspection was carried out 4 April 2006 at 16:30 hours. A copy of my report to the February Committee meeting is attached as an Annex.

2. Determining Issues:

2.1 When previously reported to Committee, Members requested details of the impact of the extension on the existing trees on the boundary. It has been confirmed that the trees are far enough away from the extension for the works not to impact on the roots. The existing conifer on the boundary between 231 and 233 Woodlands Road is not covered by the Conservation Area or a tree preservation order as the order only covers trees that were planted before 1964.

2.2 With regard to the property itself, there are no planning restrictions relating to extensions to the buildings. There may be covenants on the properties but these are a private legal matter and not a material planning consideration.

3. Recommendation:

3.1 **Grant Planning Permission**, subject to the following 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.

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.

Contact: Robin Gilbert