

**East Malling &
Larkfield**
East Malling

569853 157125

5 March 2007

TM/07/00617/FL

Proposal: Revised application for two storey three bedroom dwelling
Location: 51 Mill Street East Malling West Malling Kent ME19 6BU
Applicant: John Childs And Associates

1. Description:

1.1 This application was deferred from the April Area 3 Planning Committee meeting for a Members' Site Inspection. A copy of the April Committee report is attached as an Annex. The Members Site Inspection is scheduled to be held on the 21 May 2007 at 16:30 hours.

2. Consultees (brought forward from the April supplementary report):

2.1 Private Reps: One additional letter of objection received, raising concerns over traffic matters, such as increase in traffic movements and parking problems in Cottenham Close and East Malling generally.

3. Determining Issues:

3.1 Any matters arising from the Members Site Inspection will be reported in the supplementary report.

3.2 The applicant has been requested to submit corrected elevational drawings, as the revised floor plans omitted a first floor window looking back towards Nos. 51 & 53 Mill Street, however, the elevational drawings were not amended. The applicant has agreed to forward corrected plans, but at the time of writing this report, the plans have not been received. Confirmation of receipt of corrected plans will be reported in the supplementary report.

3.3 The applicant has also verbally confirmed that the integral garage will be omitted from the scheme and the space used to create additional living accommodation. This was due to there being inadequate space in front of the garage doors to meet highway standards. Amended plans are to be forwarded to the Borough Council shortly and will be reported in the supplementary report. The proposed three bedroom dwelling will still be served by two parking spaces adjacent to No.2 Cottenham Close. The provision of two parking spaces for a three bedroom dwelling is the maximum requirement under the Kent Vehicle Parking Standards 2006. Therefore, the proposal will still be served by an adequate level of parking spaces and will not result in hazardous on street parking conditions.

3.4 In light of the above considerations and those set out in my April 2007 report, I support this proposal.

4. Recommendation:

4.1 **Grant Planning Permission** in accordance with the following submitted details: Letter dated 05.03.2007, Design and Access Statement dated 05.03.2007, Site Plan dated 05.03.2007, Letter dated 23.02.2007, Drawing 980/01 dated 23.03.2007, Floor Plan (REVISED) dated 12.04.2007,

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 No development shall take place until details and samples of all materials to be used externally have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details. (D001)

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

3 For the avoidance of doubt, there shall be no flank window provided to 'bedroom 1', as confirmed by the amended floor plans received on 12 April 2007.

Reason: To clarify the intention of the approved plans and in the interests of the privacy of adjoining properties.

4 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. 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.

5 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 north, west or south elevation(s) of the building at first floor level 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.

- 6 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of 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. (L003)

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.

Informatives

1. With regard to the construction of the pavement crossing, the applicant is asked to consult The Highways Manager, Kent Highways, Joynes House, New Road, Gravesend, Kent, DA11 0AT. Tel: 08458 247 800.
2. Surface water from private areas is not to discharge onto the public highway.

Contact: Aaron Hill