

Ditton
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4 May 2007

TM/07/01579/FL

Proposal:
Location:
Applicant:

Replacement of existing storage facility
431 London Road Ditton Aylesford Kent ME20 6DB
Mr J Wright

1. Description:

- 1.1 Members will recall that this application was deferred from the July Committee meeting for a Members' Site Inspection. A copy of the July Committee Report is reproduced as an annex to this report. The Members' Site Inspection was held on the 24 July 2007 at 16:30 hours.
- 1.2 Following the Members' Site Inspection, the applicant has submitted amended plans which reduce the overall height of the replacement storage building by 200mm to a maximum height of 2.7m in the centre and 2.6m at the eaves. Reconsultations have been carried out on this amendment.

2. Consultees (brought forward from previous supplementary report):

- 2.1 DHH: No objections. No previous complaints received relating to the existing store.
- 2.2 Private Reps: One additional letter received raising concerns over the parking provision and impact of other outstanding applications.

3. Determining Issues:

- 3.1 This proposal is for a replacement building, which does not increase the floorspace provided, and therefore, there are no parking or highway implications.
- 3.2 The applicant has reduced the height of the replacement building by 200mm, which means that the overall maximum height of the new building will be 2.7m. Whilst the building is a flat roof structure, there is a slight fall (100mm) from the centre of the building to the sides. This means that the eaves height immediately adjacent to 439 London Road will be a uniform height of 2.6m. At present the existing roof varies in height from 2.85m to 2.25m. Therefore, the height of the new building will be **0.25m (10 inches) lower than the existing building where it is closest to the shop, and 0.35m (14 inches) higher at the southern end of the garden.**
- 3.3 In the supplementary report, I produced a table to clarify the various heights of the building, which I have now updated following the applicant reducing the height of the proposed replacement building.

	Existing measured height	Scaled height of existing building from plans	Proposed height
Single storey element of shop	3.35m	3.35m	No proposed change
Eaves height of replacement building immediately adjacent to shop	2.86m	2.9m	2.6m
Eaves height of replacement structure at the end of the garden (is, southern end)	2.25m (adjacent to 439 London Road) 2.31m (adjacent to 429 London Road)	2.5m	2.6m
Maximum height of building	2.85m	2.9m	2.7m

- 3.4 Members will recall from the site inspection that the southern end of the building sits at a lower level than the adjacent garden level. The difference in ground levels at this southern end of the building is approximately 0.5m. In effect, the southern corner of the building will be equivalent to the 2.1m high boundary wall given the differences in ground levels. The proposal will not detract from the visual amenity of the locality.
- 3.5 The impact of the new building on the adjacent properties will be minimal. It will not result in the loss of any privacy, sunlight or background daylight. Nor will the proposal be oppressive or overbearing on the neighbouring properties.
- 3.6 In light of the above considerations and those set out in July 2007 report, I support this proposal.

4. Recommendation:

4.1 **Grant Planning Permission** in accordance with the following submitted details: Design and Access Statement dated 04.05.2007, Site Plan PPF/07/03/2 dated 04.05.2007, Drawing PPF/07/03/1A dated 25.07.2007, Letter dated 25.07.2007 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 accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

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

3. No development shall take place until details of external lighting have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details.

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

4. The hereby approved replacement extension shall be used solely for storage ancillary to the shop. At no time shall any part of the storage area be used for retail sales.

Reason: In the interests of highway safety.

Contact: Aaron Hill