

**Alleged Unauthorised Development**

**Aylesford**

**07/00345/UNAWKS**

**573250 159060**

Aylesford

Location: Aylesford Village Club 57 Rochester Road Aylesford Kent  
ME20 7BS

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**1. Purpose of Report:**

1.1 To report the unauthorised erection of wooden structure to the rear of the site.

**2. The Site:**

2.1 The site lies to the south of Rochester Road within the built confines of Aylesford village set amongst residential properties.

**3. History:**

3.1 There is a long planning history to this site the most pertinent being TM/07/01595FL - Installation of two electronically operated awnings to front elevation and one to rear elevation :- Refused 16 August 2007.

**4. Alleged Unauthorised Development:**

4.1 Without planning permission the erection of a wooden structure to the rear of the building.

**5. Determining Issues:**

5.1 In August this year it became apparent that a large wooden structure had been created to the rear of the site. The structure has had table and chairs placed beneath it and it gives the impression of being a smoking shelter. The structure is development which requires the benefit of planning permission from this Authority.

5.2 In July of this year applied to install two electrically operated awnings, one to the front elevation and one to the rear elevation. The one to the rear elevation is shown on photograph attached to the application as being in the location now occupied by the wooden structure. The application for the awnings was refused, the grounds for refusal for the rear awning being that it would be detrimental to the amenity of the adjacent residential properties by virtue of the noise disturbance resulting from patrons of the club gathering outside the building and noise from inside the club being released through the door to the rear of the existing club. For this reason this current development can be considered unacceptable.

5.3 For the above reason it was felt that a retrospective planning application for the structure would be unacceptable and a letter was sent to the manager of the club on 4 September 2007 asking that the structure be removed within 28 days. The site was inspected on 2 and 15 October and the structure remained in place.

5.4 I believe that a breach of planning control is occurring.

5.5 Investigations are continuing to assess the interrelationship between Planning and Licensing considerations and I will report further in the Supplementary Report.

Contact: Richard Edmonds