

Aylesford **574714 161636** **21 November 2007** **TM/07/04164/FL**
Blue Bell Hill And
Walderslade

Proposal: Conversion of existing garage workshop to gym and changing
rooms
Location: White Lodge 70 Chatham Road Aylesford Kent ME20 7EQ
Applicant: Mr J Convey

1. Description:

1.1 Members will recall that this application was deferred from the February Area 3 Planning Committee (copy of the report attached as an Annex) for a Members Site Inspection. The Inspection was held on the 27 March 2008 at 16:30 hours.

2. Consultees (bought forward from the supplementary report):

2.1 Private Reps: One additional letter of objection received raising no new issues.

3. Determining Issues:

3.1 The principle of converting a garage and workshop within the residential curtilage of White Lodge to ancillary accommodation is an acceptable form of development in this rural location. The proposed gym is to be used as ancillary accommodation by the applicant and his family. It is not proposed that the gym will be available for members of public or as a private gym club. To ensure that the gym is used solely in connection with the residential use of White Lodge, I am proposing to impose condition to restrict the use.

3.2 The proposed works will improve the visual appearance of the building and remove some of the hardstanding by creating a lawn in front of the existing garages. Details of the landscape works can be covered by condition.

3.3 During the Members' Site Inspection, the applicant verbally stated that commercial vans that were sometimes stored outside the garages would be removed and any commercial activity stopped should the building be converted to the gym.

3.4 In light of the above considerations and those raised in my original report from February 2008, I am satisfied that this proposal is acceptable.

4. Recommendation:

4.1 **Grant Planning Permission** in accordance with the following submitted details: Letter dated 21.11.2007, Design and Access Statement dated 21.11.2007, Existing Plans and Elevations 1288. 1001 dated 21.11.2007, Proposed Plans and Elevations 1288. 1002 dated 21.11.2007 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. The gym shall be used only for purposes incidental to the enjoyment of the related dwellinghouse and no trade or business shall be carried out therefrom.

Reason: To safeguard the amenities and interests of the occupants of other property in this residential area.

4. 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.

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.

Contact: Aaron Hill