

TONBRIDGE & MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

14 August 2008

Report of the Acting Chief Solicitor

Part 1- Public

Matters for Information

1 PLANNING APPEALS

- 1.1 Site **5 Mill Lane, Bluebell Hill, Chatham**
Appeal **Against the refusal of permission for the erection of two houses**
Appellant **Bluebell Homes**
Decision **Appeal dismissed**
Background papers file: PA/25/08

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The reason for refusing the proposal amount to a failure to respect the pattern of development in the local area. The Inspector also took into account the matters relating to accessibility and highway safety.

The area is characterised mainly by frontage development consisting of detached, single- family dwellings of various styles. The area has acquired a degree of maturity which has allowed it to accommodate, without serious harm, more intensive residential development. In this context the Inspector considered the visual impact of the two houses proposed would be slight. The outlook from existing houses nearby would be altered but not, in his opinion, seriously harmed.

The exposure of the proposed houses to more public views would, taking into account trees and other planting within and close to the appeal site, be limited. With these considerations in mind the Inspector concluded that the proposed development would be compatible with the existing pattern of development in the area.

Vehicular access to the proposed houses would be along a track that presently serves only a detached garage used by the occupiers of 5 Mill Lane. Each of the houses proposed would have five bedrooms. Applying the Council's normal parking standard, this could result in up to six cars being parked within the site, all of which might be used independently throughout the day.

The application site includes only a strip of land. Its narrow width would make it impossible for two vehicles of average size to pass in opposite directions. Furthermore, manoeuvring space at the northern end of the track would be limited

by the parking arrangements proposed. The Inspector concluded that the appeal scheme would create hazardous conditions in Mill Lane, detrimental to highway safety.

Ian Henderson

Acting Chief Solicitor