

Aylesford **TM/11/02508/FL**
Blue Bell Hill And
Walderslade

Ground floor side extension, with pitched roof and Velux windows at 213 Robin Hood Lane Blue Bell Hill Chatham Kent ME5 9QU for Mr Jagter Singh

The applicant: Has submitted an amended plan, following the Members' Site Inspection. This amendment reduces the depth of the proposed extension from 14.6m to 11.6m. The width and height of the proposed extension remain unaltered. The applicant has advised in writing that the proposed side extension would provide a utility room, extension to the dining room and a study/play area.

DPTL comment: The revised design indicates the proposed side extension to be set behind the existing garage at the application site but it now only extends up to the neighbouring property's garage, and not alongside it. The revised design removes the potential conflict between the proposed works and the existing gutter at no. 209. This was a particular issue that was highlighted as a result of the Members' Site Inspection. The amendment satisfactorily resolves that issue, in my opinion, and does not give rise to any new or additional issues.

Discussion also took place at the Members' Site Inspection concerning the extent of permitted development rights that could be exercised by the applicant. Under permitted development, the applicant could erect a side extension, of the same design as the proposed extension, and extending as far back as the original rear wall of the original dwellinghouse, which is approximately 8m in depth from the rear of the existing garage. The proposed extension is indicated to be 3.6m deeper than that possible under permitted development (ie the section between a point level with the original rear wall of the house and the neighbour's garage). Given this "fallback" position, it is considered that the element of the proposed extension that is not 'permitted development' would not have any undue impact on the amenity of the neighbouring property.

Additionally, the applicant could erect a fence up to 2m in height from his ground level, which is significantly higher than the neighbouring property's ground level at no.209.

MY RECOMMENDATION REMAINS UNCHANGED

completion of the development, and shall be retained and maintained for a period of ten years thereafter.

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.

Informative

1. With regard to works within the limits of the highway, the applicant is asked to consult The Community Delivery Manager, Kent County Council, Kent Highway Services, Double Day House, St Michaels Close, Aylesford Tel: 08458 247 800. It is also suggested that consideration be given to the need to provide appropriate visibility for pedestrians at the entrance to the site.