

**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**

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**East Malling & Larkfield TM/11/02493/FL  
East Malling****Change of use of the land to static holiday log cabin (caravan) site at Land Adjoining 260 Watlingbury Road East Malling West Malling Kent for Mr Garry Haffenden**

DPTL: I understand that the comments received from East Malling and Larkfield Parish Council on 21.10.11 were made on behalf of a number of local residents. This does not alter the original comments received on 14.10.11 which constitute the formal view of the Parish Council.

**MY RECOMMENDATION REMAINS UNCHANGED**

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**Aylesford TM/11/01576/FL  
Burham Eccles Wouldham****Change of use of allotments land to car park and change of use of strip of amenity land to enable widening of vehicle access at Land Adjacent To Allotments Belgrave Street Eccles Aylesford Kent for Aylesford Parish Council**

DPTL: By way of clarification, I can advise that the proposal involves the removal of an established hedge which runs along the north eastern side of the vehicle access, along the boundary with the adjoining amenity space. In order to safeguard the visual amenities of the area it is recommended that a replacement hedge should be planted along the realigned boundary of the amenity area and this matter can be covered by a condition.

The applicants have indicated that the car park would have space to accommodate 24 cars. Kent Highway Services has indicated that between 20 and 23 car parking spaces could be accommodated in the space available.

The KCC Highways Engineer has recommended that a pedestrian splay should be provided if possible at the entrance to the site. It should also be brought to the applicant's attention that a planning permission does not convey any approval for any works within the highway, for which a licence must be obtained.

**AMENDED RECOMMENDATION:**

Additional condition and informative:

4. The development hereby permitted shall not be commenced until details of a replacement hedge to be planted along the north eastern boundary of the widened vehicle access have been to and approved by the Local Planning Authority. The approved planting scheme shall be carried out in the first planting season following

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.