

Ditton Ditton	571691 158223	4 November 2011	(A) TM/11/03000/FL (B) TM/11/02581/FL
Proposal:	(A) Replacement of part forecourt "shingle finish" to "concrete finish"		
	(B) Externally clad walls of existing shop entrance porch		
Location:	431 London Road Ditton Aylesford Kent ME20 6DB		
Applicant:	Pinions Pet Foods		

1. Description:

- 1.1 This report relates to two applications at this site: one for the retention of the concrete finished hardstanding to the front of the premises outside the recently constructed wall; and the second for the cladding of the existing entrance porch with non-combustible timber effect cement cladding to match that used on the rear store extensions.
- 1.2 The application states that the additional concrete hardstanding has been provided to improve access for deliveries to the shop. It also has infilled some of the original gravel forecourt that was outside the new front wall following its construction further back into the site.
- 1.3 The cladding of the porch is stated to be required to provide additional weatherproofing for the goods displayed and to limit the inconvenience to customers during inclement weather. It is not proposed to increase the shop floor area, only to enclose the existing display area.

2. Reason for reporting to Committee:

- 2.1 The application is being reported to Committee at the request of Cllr Gale due to the history of the site.

3. The Site:

- 3.1 The application site lies within the urban confines of Ditton, with Holtwood Conservation Area situated to the east of the application site.
- 3.2 The site lies on the southern side of London Road.
- 3.3 No. 431 is Pinions pet shop. The shop is a two storey building, with a single storey rear element.
- 3.4 To the front of the shop building lies an open display/sales area permitted under the original planning permission. The porch was added to the front of the building in 2008.
- 3.5 The surrounding properties in this locality are residential.

4. Planning History:

TM/50/10222/OLD grant with conditions 19 October 1950

Cottage for agricultural worker.

TM/61/10925/OLD Refuse 10 May 1961

Outline application for shop and living accommodation.

TM/91/10606/FUL Grant 6 February 1991

Details pursuant to planning permission TM/89/1380 for the erection of shop with staff accommodation over.

TM/94/00341/FL grant with conditions 3 May 1994

Erection of garage for 4 No. cars

TM/07/01579/FL Approved 17 August 2007

Replacement of existing storage facility

TM/07/03178/LDE

Lawful Development Certificate Existing: Non-compliance with condition 13 of planning permission TM/93/01067/FL (Shop unit and staff flat), requiring the erection of a boundary fence

TM/07/03316/LDE Certifies 6 November 2007

Lawful Development Certificate Existing: Change of use to display area for the sale of goods associated with Pinions Pet Foods

TM/07/03317/AT Approved 1 November 2007

Erection of a non illuminated fascia sign

TM/08/00675/FL Approved 10 December 2008

Extended porch

TM/08/01293/FL Approved 10 December 2008

Erection of marquee as a temporary storage facility

TM/09/00452/FL Refuse 9 October 2009

Erection of 6m high light column with luminaire

TM/10/00300/RD Approved 1 April 2010

Details of external lighting submitted pursuant to condition 3 of TM07/01579/FL (replacement of existing storage facility)

TM/10/01274/NMA Approved 7 July 2010

Non-Material Amendment to type of external cladding and installation of vents on the south and east elevations of extension approved under planning consent TM/07/01579/FL: Replacement of existing storage facility

TM/11/00743/LDP Certifies 2 June 2011

Lawful Development Certificate Proposed: Replacement and reposition front forecourt security enclosure/fence

5. Consultees:

5.1 PC: No objection to hardstanding. Objections raised to the infilling of the porch on the grounds that changing the appearance of the porch would be detrimental to the residential area. Also concerns regarding the possible storage of stock and the effect this has on fire regulations.

5.2 KCC (Highways): No objections to hardstanding extension.

5.3 Private Reps 20/0X/4R/0S. 4 objections received raising the following concerns:

- Concerned regarding incremental change to the site
- Cladding does not match any part of the front of the building
- The physical appearance of the shop should reflect its nature
- Not in keeping with the existing street scene or residential area
- Changes to the entrance and exit to car park are confusing

6. Determining Issues:

6.1 The relevant policy for consideration is Policy CP24 of the Tonbridge Malling Borough Core Strategy, which requires good design and quality in new developments, and a respect for the site and its surroundings.

- 6.2 The main issues to be considered are whether the proposals detract from the visual amenity of the locality and whether the proposal harms the residential amenity of the nearby dwellings.
- 6.3 (A) The hardstanding area is to the rear of the parking set back on the south side of London Road. This area was previously shingle and was behind a wire mesh fence. The new wall effectively bisected this area and the shingle was concreted over to make manoeuvring, especially of delivery vehicles, to the front of the premises easier. The works have been undertaken but have been cordoned off after the applicant found out that they did not have planning permission to have them.
- 6.4 Concerns have been raised regarding the alterations to the entrance and exit arrangements. These works were undertaken with the agreement of Kent Highway Services on land within KCC ownership and to all necessary applicable standards. It is not considered that the hardstanding would result in any highway safety issues.
- 6.5 The hardstanding is in close proximity to a beech tree covered by a TPO. The works do not appear to have had any harmful effects on the tree. Given this situation and also that the works have had little impact on the character of the street scene in general it is considered that the works are acceptable as undertaken.
- 6.6 (B) The proposed infilling of the porch is considered to be visually unacceptable in its present form. The works would completely enclose the existing shop front on the retail unit in a wood effect cement weatherboarding and would be detrimental to the character and appearance of the existing building and as a result the street scene in general. Whilst the cladding material, in itself, is considered appropriate for use on the rear extension it would not be appropriate on the front of a retail premises where it would give a visually oppressive appearance when combined with the other features on the front elevation of the property. The proposal is therefore considered to be considered contrary to Policy CP24.
- 6.7 The concerns regarding the use of the enclosed porch as additional warehousing are noted. However, as the existing area is used to store and display goods it is not considered that there is any material difference in the existing use and the proposed. The potential fire risk is not a matter that can be controlled through the planning system but would be covered by other legislation, the Building Regulations.

7. Recommendation:

(A) TM/11/03000/FL:

- 7.1 **Grant Planning Permission** in accordance with the following submitted details:
Letter dated 31.10.2011, Validation Checklist dated 31.10.2011, Drawing 1864/3B dated 31.10.2011, Location Plan 1864/A dated 04.10.2011.

(B) TM/11/02581/FL:

- 7.2 **Refuse Planning Permission** for the following reason:

- 1 The enclosure of the porch, by virtue of the design and the materials used, would result in an incongruous addition to the front of the existing retail premises that is detrimental to the character of both the existing building and the street scene in general. The proposal is therefore contrary to Policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007.

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