

East Malling & Larkfield **569529 159142** **19 September 2011** **TM/11/02586/FL**
Larkfield South

Proposal: Part single/part double storey extension with new single garage
Location: 22 Willow Road Larkfield Aylesford Kent ME20 6QZ
Applicant: Mr Arnold

1. Introduction:

- 1.1 Members will recall that this application was deferred from the meeting of Area 3 Planning Committee on 8 March 2012 for a Members' site inspection. Members will also recall that the application was also deferred for further negotiations with the applicant regarding the reduction in depth of the garage extension to the line of that previously approved works. This inspection is scheduled for 11 April 2012. Any issues arising from the Members' site inspection will be set out in a Supplementary Report.
- 1.2 A copy of my report to the 8 March 2012 meeting is attached as an **annex** for ease of reference.

2. Consultees:

- 2.1 No further consultation responses received.

3. Determining Issues:

- 3.1 The issues regarding this application are covered in the body of the main report attached as an annex to this report.
- 3.2 The applicant has confirmed that they do not wish to reduce the depth of the application from 6m to 5.4m from the rear wall of the original. As in my previous recommendation I consider the proposal to be acceptable in its unamended form.
- 3.3 In light of the recent changes with the publication of the National Planning Policy Framework the opportunity has been taken to revise the reasons for the proposed conditions to reflect the relevant policy considerations both national and local.

4. Recommendation:

- 4.1 **Grant Planning Permission** in accordance with the following submitted details: Email dated 24.11.2011, Letter dated 22.12.2011, Section 187.60.06A dated 16.01.2012, Site Plan 187.60.01 dated 14.11.2011, Existing Plans and Elevations

187.60.02 dated 19.09.2011, Proposed Plans 187.60.03A dated 16.01.2012, Proposed Elevations 187.60.04A dated 16.01.2012; and the following:

Conditions / Reasons

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 match those of the existing building.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality and to ensure compliance with policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007.

3. The garage(s) shown on the submitted plan shall be kept available at all times for the parking of private motor vehicles.

Reason: Development without the provision of adequate vehicle parking space is likely to lead to hazardous on-street parking which would not be in compliance with policy SQ8 of the Managing Development and the Environment – Development Plan Document 2010 and Kent Highway Services Interim Guidance Note 3: Residential Development (2008).

4. At no time shall the garage hereby approved be used for business or commercial purposes.

Reason: In the interests of the residential amenities of the occupants of adjacent properties and in accordance with policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and saved policy P4/12 of the Tonbridge and Malling Borough Local Plan.

5. The window on the rear garage elevation shall be fitted with obscured glass and, apart from any top-hung light as shown on drawing 187.60.04A shall be non-opening. This work shall be effected before the extension is occupied and shall be retained thereafter.

Reason: To minimise the effect of overlooking onto adjoining property (21 Willow Road) and in accordance with policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and saved policy P4/12 of the Tonbridge and Malling Borough Local Plan .

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), no windows or similar openings shall be constructed in any elevation(s) of the building other than as hereby approved, without the prior written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of amenity and privacy of adjoining properties (20,21 & 23 Willow Road) and in accordance with policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy 2007.

7. 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 in accordance with policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and policy SQ1 of the Managing Development and the Environment Development Plan Document 2010.

Informatives

1. This permission does not purport to convey any legal right to undertake works or development on land outside the ownership of the applicant without the consent of the relevant landowners.
2. In the event that the tree within the adjacent landscaped area becomes damaged during construction works then it will be the responsibility of the applicant to plant and maintain a suitable replacement tree, to the satisfaction of the Local Planning Authority.

Contact: Hilary Johnson