

Hildenborough **TM/14/03644/FL**
Hildenborough

Demolition of existing buildings on site and construction of 2 detached residential dwellings and associated access and landscaping at Alexander Stables Vines Lane Hildenborough Tonbridge for Kent & Medway NHS Social Care And Partnership Trust

Private Reps: 1 additional letter of representation received, questioning the accuracy of the additional visual information (illustrative site sections). This additional representation claims that House 1 would be 23 metres to the rear of Brambleside, not the 28m shown on the applicant's additional drawing. It is further stated that the new dwellings would result in direct overlooking of Brambleside and that the new development will not be screened by vegetation as suggested within the application.

DPHEH: Having carefully studied the submitted plans (including layout and illustrative site sections) I am satisfied that these plans are accurate. It should be noted that Brambleside has been extended to the rear with a single storey conservatory [permitted in 2005 under reference TM/05/00201/FL]. This conservatory extension is approximately 4m deep from the rear elevation of Brambleside. Taking this into account, the distances between the (original) rear elevation of Brambleside and the rear elevation of Plot 1 is approximately 31m, whilst the distance from the rear of Brambleside's conservatory to Plot 1 is approximately 27m.

In any event, it is crucial to note that there would be no direct back-to-back relationship between Brambleside and proposed Plot 1, where, in most circumstances a minimum distance of 21m would be sought. Instead, Plot 1 is angled to avoid any direct back-to-back relationship and in any case the separation distance is significantly more than the 21m.

Members will be aware from the Members Site Inspection that the buildings would be separated by existing vegetation which flanks the Public Footpath.

As such, I am satisfied that there would be no unacceptable overlooking impacts arising from these proposals on any existing residential dwellings.

Having reviewed the suggested Planning Conditions contained within the main report, and acknowledging the importance of ensuring that any new dwellings are built in accordance with the illustrative level details submitted, it is necessary to impose a further condition requiring the approval of slab levels ahead of construction. Furthermore, it has been noted that the recommended Informatives contained within the main report were not wholly reflective of those recommended at the time of the April meeting. I therefore recommend that these are amended accordingly.

AMENDED RECOMMENDATION**Additional Condition:**

12. No development shall take place until details of proposed finished floor; ridge and eaves levels of each of the dwellings have been submitted to and approved by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved level details.

Reason: In the interests of visual amenity.

Amended Informatives:

1. The Borough Council will need to create new street name(s) for this development together with a new street numbering scheme. To discuss the arrangements for the allocation of new street names and numbers you are asked to write to Street Naming & Numbering, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or to e-mail to addresses@tmbc.gov.uk. To avoid difficulties, for first occupiers, you are advised to do this as soon as possible and, in any event, not less than one month before the new properties are ready for occupation.

2. The Local Planning Authority supports the Kent Fire Brigade's wish to reduce the severity of property fires and the number of resulting injuries by the use of sprinkler systems in all new buildings and extensions.

3. With regard to the construction phase of the development, the applicant is asked to take all reasonable steps to mitigate any impact upon surrounding residents. With this in mind, they are strongly encouraged to apply for a Section 61 Control of Pollution Act 1974 'prior consent' notice to regulate working hours/methods. It is recommended that you contact the Environmental Health Pollution Control Team on pollution.control@tmbc.gov.uk in advance of the commencement of works to discuss this further. The applicant is also advised to not undertake construction works outside the hours of 08.00 -18:00 Mondays to Fridays, 08:00-13:00 on Saturdays and to not undertake works on Sundays, Bank or public holidays. Furthermore, arrangements for the management of demolition and construction traffic to and from the site should be carefully considered in the interests of residential amenities and highway safety. With regard to works within the limits of the highway and construction practices to prevent issues such as the deposit of mud on the highway, the applicant is encouraged to consult The Community Delivery Manager, Kent County Council, Kent Highway Services, Double Day House, St Michaels Close, Aylesford Tel: 03000 418181 at an early time.

4. It is recommended that bonfires are not held at the site as this can cause justifiable nuisance for neighbours.

5. The Public Right of Way must not be stopped up, diverted, obstructed (this

includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in the future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.

**Hildenborough TM/15/01411/FL
Hildenborough**

Demolition of existing garage and erection of replacement two storey side extension, single storey rear extension and front porch at 22 Hardwick Road Hildenborough Tonbridge for Mr Tom Nooen

PC: Further comments received following the submission of amended plans reiterating their previous comments and stating that they would like to see the locally distinctive features identified in the Hildenborough Character Area (also in TMBC's Saved Policy P4/9, para 4.3.3) preserved.

Private Reps: 1 additional letter of objection received from the neighbouring resident, following the submission of amended plans, raising the following objections:

- Loss of light, overly oppressive and dominating in relation to No.21;
- Overshadowing of rear private patio at No. 21;
- The proposed porch is 1m in front of the established building line;
- The building of the proposed extension will be subject to the party wall act;
- Other houses have been extended to the rear to maintain the open and spacious character;
- Reduction in separation between Nos. 21 and 22;

DPHEH: TMBLP Policy P4/9 has been superseded by the adopted Hildenborough Character Area SPD (February 2011) and therefore is no longer a material consideration in the determination of planning applications. Due regard of the Hildenborough Character Area Appraisal SPD has been taken into consideration in the assessment of this application and, as set out in the main report; it is not considered that the extension would adversely affect the character of the area. It is important to note that the SPD mentions the cohesive nature of this part of Hardwick Park Road is in part borne out of the palette of materials utilised, which is proposed to be replicated in the extension to No. 22.

I maintain the view that these proposals are acceptable in planning terms and do not result in an unacceptable relationship with the neighbouring dwelling at No. 21 Hardwick Road.

It should be noted that a group Tree Preservation Order protects a number of mature trees to the eastern side of the application property (also covering a wider area to the east of the application site). As such, it would not be possible to extend the property along its eastern flank elevation owing to the presence of these protected trees.

RECOMMENDATION REMAINS UNCHANGED

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**Proposed two storey rear, and side extensions at 7 & 8 Church Road Hildenborough
Tonbridge for Seal Properties Limited**

No supplementary matters to report
