

Platt **561695 155682** **4 November 2015** **TM/15/03520/RM**
Borough Green And
Long Mill

Proposal: Reserved matters application for appearance, scale and landscaping plus details pursuant to conditions 04 (materials), 05 (slab levels), 06 (landscaping), 15 (Construction Method Statement), 16 (Ecology) of outline planning permission TM/14/04268/OA (Demolition of existing dwelling and annexe (The Paddock) and erection of 4 detached houses. Demolition of existing garage (Fairmeadow) and formation of new access drive to Basted Lane)

Location: The Paddock Basted Lane Crouch Sevenoaks Kent TN15 8PZ

Applicant: Brookworth Homes Limited

1. Description:

- 1.1 Outline application was granted on appeal under application reference TM/14/04268/OA for the demolition of an existing dwelling house and residential annexe at The Paddock and the garage to the side of Fair Meadow. A new access drive was allowed from Basted Lane leading northwards into the main body of the application site (the grounds of The Paddock), to accommodate 4 detached dwellings arranged in a general 'semi-circle' shape around a central access point. The permission was in outline with the access arrangements and the siting/layout of the houses approved at the outline stage.
- 1.2 Details have now been submitted for the outstanding Reserved Matters for this development: appearance, scale and landscaping. In accordance with the Outline approval, the submitted information also shows the new garage to Fair Meadow, and details of the drainage of the site and refuse storage. Within the application, details have also been submitted pursuant to the outline conditions relating to materials, slab levels, landscaping, construction method and ecology.
- 1.3 The proposed plans show four dwellings in the positions permitted at the outline stage. Each of the detached dwellings has an attached double garage. The houses all have large living areas at ground floor and five bedrooms at first floor. The dwellings are all two storey with a variety of styles and a mix of materials.
- 1.4 The proposed landscaping details show the retention of the majority of the well-established and dense tree and hedge screen around the boundary of The Paddock. The majority of the trees are also to be retained within the site. Close boarded fencing of a 1.8m height is proposed between the plots with the existing close boarded fence to be retained around the perimeter of the site. Permeable paving is proposed to the driveways and to the roadways; paving is also proposed to the rear garden of each of the dwellings.

1.5 Surface water drainage is to soakaways and foul drainage is via 4 no. gravity connections into the existing Southern Water network north of the site.

2. Reason for reporting to Committee:

2.1 At the request of Cllr Mike Taylor due to an overdevelopment of the site.

3. The Site:

3.1 The application site is on the northern side of Basted Lane within the centre of Crouch. Crouch is a rural settlement located some 1.5km to the south west of Borough Green, the nearest rural service centre, offering a range of retail, community and public transport facilities.

3.2 The grounds of The Paddock are presently occupied by a detached chalet bungalow together with a two storey annexe building that is used for ancillary residential accommodation. The dwelling (and annexe) is situated within extensive grounds currently laid to garden. The Paddock is located to the rear (north) of generally linear residential development along Basted Lane. Access to the existing dwelling was obtained via a private driveway that led from the south eastern corner of the site into Basted Lane between neighbouring dwellings at Bowmans and Chimneys. In addition to The Paddock, this driveway also serves a detached house to the east known as Ivers. A new access has been created next to Fair Meadow to serve the residential development within the site.

3.3 The boundaries of The Paddock are defined by a well-established and dense tree and hedge screen.

3.4 The application site also includes the property known as Fair Meadow, located on the northern side of Basted Lane. This property is a detached chalet bungalow. The land to the eastern side of Fair Meadow was occupied by the double garage that has been demolished to provide a new access road into the grounds of The Paddock (i.e. the development site for the new houses) behind.

3.5 The application site is located within the defined rural settlement confines of Crouch (referred to as being an 'Other Rural Settlement' under TMBCS Policy CP13). A Public Right of Way (MR304) runs just outside the northern boundary of the grounds of The Paddock, providing a footpath link between Basted Lane and Long Mill Lane. A Tree Preservation Order (TPO No 6 2014) protects a Walnut tree within the eastern corner of the grounds of The Paddock.

4. Planning History (relevant):

TM/13/03321/OA

Refuse

24 December 2013

Outline Application: Demolition of existing dwelling and annexe (The Paddock) and erection of 5 detached houses. Demolition of existing garage (Fair Meadow)

and formation of new access drive to Basted Lane

TM/14/01293/OA Approved 4 December 2014

Outline Application: Demolition of existing dwelling and annexe (The Paddock) and erection of 3 detached houses. Demolition of existing garage (Fair Meadow) and formation of new access drive to Basted Lane

TM/14/04268/OA Refuse – Appeal allowed 4 March 2015

Demolition of existing dwelling and annexe (The Paddock) and erection of 4 detached houses. Demolition of existing garage (Fair Meadow) and formation of new access drive to Basted Lane

TM/15/03884/TPOC Application withdrawn

(T13) Walnut - Fell and replace with two new Walnuts of the same species close to eastern boundary

5. Consultees:

- 5.1 PC: Object. Feel that the proposal is too large a development for this site. Led to believe in officer report for TM/14/04268/OA that the scheme for 4 houses would be smaller than the 3 house scheme. These are 5 bedroom large houses which will involve more traffic movements, disturbance etc. They appear oversized for the plot and give the impression that the developer has crammed in as much floor area as possible. Concern also raised over construction traffic. Better screening of Plot 1 to Kilnfield House should be shown on the landscape plans.
- 5.2 Private Reps (17/0X/0S/2R + Site / Press Notice Art. 13). The following objections are raised:-
- The proposed buildings are enormous – out of scale with the surroundings but also compared with similar current developments in the area, such as Bell Orchard in Platt and the redevelopment of The Chequers in Crouch. The proposed houses are one metre higher on an elevated position on a rising site and would thus tower over their neighbours to the south in a manner that is oppressive and objectionable – made worse by plots 1 and 4 being positioned so close to the boundary.
 - The houses on Plots 1 and 4 have windows on their flank elevations on the ground and first floor that face directly into the neighbours properties to the south – removing all privacy
 - The garage in connection with the house on plot 1 is on part of the root protection area of a mature sycamore tree on the boundary of Strawberry Hill. The developers are harming a tree that is not theirs which is unacceptable and

constitutes an act of criminal damage. The Inspector was informed about this at the appeal site visit. Consider that the house should be moved.

- Construction work 6 days a week including Saturdays from 8am is unreasonable – should be a restriction of hours of operation.

Houses out of keeping with Crouch and on an elevated plot. The position of the garages to plots 1 and 4 are too close to the boundary.

5.3 KCC H&T: No objections

5.4 KCC (PROW): Footpath that runs along the north western boundary of the site should be reinstated to a width of 2m and resurfaced.

6. Determining Issues:

6.1 The principle of the development of this site for 4 houses has already been established by the outline application being allowed on appeal. The issue of the access to the house and the siting of the houses within the plot have been permitted. The only matters under consideration therefore relate to appearance, landscaping and scale.

6.2 Dealing firstly with the issue of appearance, the scheme has been developed as a mix of different house styles and external materials. The houses are two storey and have not utilised the roof space for additional accommodation. Overall it is considered that the design of the dwellings is compatible with the other dwellings in the area. The comments raised from nearby neighbours concerning the first floor flank elevations in Plot 1 and 4 are noted; although good separation is proposed between these dwellings and the existing dwellings to the south, a condition is suggested that these windows (that serve landing and dressing room) be obscure glazed.

6.3 Turning to the issue of landscaping, there are a number of trees and mature planting within the site that are to be retained. These will help to maintain the privacy enjoyed by the residents of adjoining properties. The Walnut tree to the rear of plot 4, which is subject to a TPO, is a good specimen and contributes to the visual amenity of the site, although in the long term it is not known how it will impact on the garden area of the property. Ideally the house on plot 4 should be swung around to the south east to take it out of the shadow of this tree but the siting of this dwelling has been approved. In the appeal the Inspector commented that the TPO tree and those that surround the wider site provide an important visual back drop to the site and contribute to its character and appearance.

6.4 The comments from the residents of Strawberry Hill are noted concerning the root protection zone for their Sycamore tree. However the submitted scheme does show a garage that has been moved slightly further forward from that permitted

under the outline application, in order to protect this tree and a condition is suggested regarding suitable garage foundations.

- 6.5 The hard surfacing proposed is considered suitable for this area. The fencing details are considered to be acceptable and provide an acceptable level of privacy. The refuse arrangements are also considered to be in an acceptable location.
- 6.6 Concerning the issue of the scale of the development, the siting/layout of the dwellings has been approved so the overall scale relates to the height and mass of the development. Each of the proposed dwellings is approximately 8.5m high to the table top roofs. With regard to the overall height of the dwellings in relation to the nearby/neighbouring properties, details have been submitted pursuant to the condition attached to the outline approval with regard to slab levels, including details of the grading and mounding of the land. Whilst I accept that the proposal represents a relatively significant amount of development within the site, the general scale and proportions of the units within their gardens are, in my view, not inconsistent enough to refuse compared with the character found throughout this rural village. The Inspector did make this comment in his appeal decision and then went on to say that the plot sizes and the dwellings are not dissimilar to that found nearby and are thus in character with the area. Examples have been given by interested parties of approved dwellings in Platt and in Crouch that have a design that is considered to be more acceptable for this site, yet the size and layout of the dwellings on this site has been approved so different criteria apply in this case.
- 6.7 The new garage to serve Fair Meadow is considered to be of an acceptable design to be in keeping with the host dwelling and the overall character of the area.
- 6.8 The foul and surface water drainage details submitted appear to be satisfactory and the EA raised no objection to this development at the Outline stage.
- 6.9 I note the objections related to construction operations on related properties but that is not a land use planning consideration. Details have been submitted pursuant to the outline approval for a Construction Method Statement which includes details of hours of work etc. The details within this report are considered to be acceptable; moreover, if there is a problem with noise associated from demolition or construction related activities this could be controlled, via other Environmental Health legislation. In a similar manner a habitat survey and a materials schedule have been submitted as part of other conditions on the outline approval to be considered at this stage; again these details are considered to be acceptable to meet the requirements of these conditions.
- 6.10 Overall, the details meet the requirements of the Outline approval and I recommend accordingly.

7. Recommendation: Approve Reserve matters

In accordance with the following submitted details: Design and Access Statement dated 02.11.2015, Drainage Statement dated 02.11.2015, Method Statement dated 02.11.2015, Arboricultural Survey dated 02.11.2015, Habitat Survey Report dated 02.11.2015, Materials Schedule dated 02.11.2015, Other dated 02.11.2015, Location Plan dated 02.11.2015, Drawing 13030-TK01 dated 02.11.2015, Drawing 130313-TK16 A dated 02.11.2015, Drawing 130313-TK17 A dated 02.11.2015, Site Layout 22591A/02 Existing dated 02.11.2015, Sections 22591A/03 dated 02.11.2015, Existing Plans and Elevations 22591A/04 dated 02.11.2015, Site Layout 22591A/05 Proposed dated 02.11.2015, Site Layout 22591A/06 Coloured dated 02.11.2015, Proposed Plans and Elevations 22591A/07 dated 02.11.2015, Proposed Plans and Elevations 22591A/08 Plot 1 dated 02.11.2015, Proposed Plans and Elevations 22591A/09 Plot 2 dated 02.11.2015, Proposed Plans and Elevations 22591A/10 Plot 3 dated 02.11.2015, Proposed Plans and Elevations 22591A/11 dated 02.11.2015, Proposed Elevations 22591A/12 dated 02.11.2015, Proposed Elevations 22591A/13 dated 02.11.2015, Proposed Elevations 22591A/14 Coloured dated 02.11.2015, Drawing 13030-351 dated 02.11.2015, Drawing 13030-701 dated 02.11.2015, Landscape Statement dated 25.11.2015,

1. The first floor windows on the southern (flank) elevation to plots 1 and 4 shall be fitted with obscured glass and, apart from any top-hung light, 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.

2. No development shall take place until details of foundations to the garage to plot 1, to include measures to protect the roots to a Sycamore tree located in Strawberry Hill, have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason: To ensure that this Sycamore tree, on the adjoining site, is protected.

Informatives

1. You are advised that the footpath that runs along the north western boundary of the site should be reinstated to a width of 2m and resurfaced

Contact: Rebecca Jarman