

Trottscliffe
Downs And Mereworth

4 April 2016

TM/16/00892/RM

Proposal: Reserved matters of appearance, landscaping and scale, minor change to approved layout and details of materials (condition 4), Levels (condition 5), Drainage (condition 9) and Tree Survey (condition 11) pursuant to outline planning permission TM/15/01687/OA (Outline Application: Erection of a four bedroom detached dwelling of approximately 300 square metres, habitable area with double garage to the rear of Little Reeds with access from Ford Lane)

Location: Little Reeds Ford Lane Trottscliffe West Malling Kent ME19 5DP

Applicant: Mr David Spreadbury

1. Description:

- 1.1 Outline planning permission was granted in October 2015 for a new four bedroom detached dwelling with associated double garage on land to the rear of Little Reeds Trottscliffe. The outline planning application did not detail the appearance, landscaping or scale of the development but was subject to approval of the access and layout, and there were indicative plans giving an expectation that the dwelling would be 300sqm habitable floorspace with garaging.
- 1.2 The application documents indicate that the new dwelling would be an L-shaped chalet bungalow providing approximately 300 square metres of habitable accommodation. The submitted elevations indicate that the new dwelling would have a maximum ridge height of 8.5m on its east-west axis and an overall ridge height of 7.5m on its north-south axis. It is proposed to set most of the first floor accommodation within the roof space, incorporating a mix of pitched roof dormers and a double height entrance gable.
- 1.3 In layout terms, the proposed L-shape dwelling would have an overall length of approximately 17.5m (east-west) and width of approximately 16m (north-south). The scheme has been revised in terms of its layout: the western elevation of the dwelling would be some 3.5m from the western site boundary (with Streets End), whilst the east elevation would be some 4.5m from the eastern site boundary (with the rear garden of Wyngate).
- 1.4 The layout plans show an area of hardstanding to the front (south) and western side of the building, sufficient for the parking and turning of at least two cars. The property would incorporate a double bay garage within the ground floor of the main building as was indicated would be the case at the outline stage.
- 1.5 As was approved at outline stage, a new hard surfaced access road would be constructed to the west of Little Reeds running up to the new dwelling. The existing garage for Little Reeds would be removed to make way for this new

internal access road and an area of hardstanding for Little Reeds laid to the rear (north) of its retained garden. The new access road would run parallel to the existing vehicle access serving Little Acres and Streets End just west of the application site.

- 1.6 The existing driveway entrance from Little Reeds to Ford Lane will be widened in accordance with the outline planning permission, which is intended to improve visibility when exiting the site onto Ford Lane. The widened access would then serve both Little Reeds and the new dwelling. The access would be 12m wide at Ford Lane narrowing to 4m wide as it passes into the site. This application details that an inward opening gate is to be set approx. 9m from the edge of the highway which will therefore not impede vehicles waiting off the carriageway. The agent has confirmed that the new access will be drained via permeable tarmac and channel drain at the entrance to drain to a soakaway. The agent states that there is no need for any retaining wall at the altered entrance.
- 1.7 As per the outline planning permission, the private garden area for the new dwelling would be that of the host dwelling to the rear (north) of the house. An existing garden area would remain to the north of Little Reeds for its own enjoyment.
- 1.8 The chalet bungalow style form and layout reflects the adjoining backland development of Little Acres and Streets End which are immediately west of the application site (as permitted in 1997 under application reference: TM/97/00740/FL).
- 1.9 Materials are natural slate roof, lead clad dormer windows, Kempsey antique bricks, reconstituted stone for cills and lintel heads, black aluminium windows and black pvc rain water goods.
- 1.10 Slab level of the new house is shown to be 0.15m above existing ground level which is generally flat.
- 1.11 Landscaping is generally to retain existing fencing or planting to the boundaries with additional Portuguese laurel to provide some evergreen screening to add to the privet hedge in situ on the common boundary with Wyngate to the east.
- 1.12 Refuse arrangements are waste and recycling bins to be stored next to the new dwelling and to be moved to the roadside on the day of collection.
- 1.13 Drainage arrangements are surface water to soakaways and foul drainage to the main sewer.

2. Reason for reporting to Committee:

- 2.1 Due to the resolution of the Area 2 Planning Committee of 30 September 2015 that any remaining reserved matters not be approved at delegated level.

3. The Site:

- 3.1 The application site comprises the plot of Little Reeds which lies to the north of Ford Lane within Trottiscliffe. The site comprises a long (140m) plot which measures some 26m in width. Little Reeds itself is a modest bungalow located relatively near to the south of the site/Ford Lane. There is an existing garage/outbuilding located to the west of the property which is where the hard surfaced driveway terminates.
- 3.2 To the rear (north) of the property there is approximately 110m of rear garden land; this comprises more intensively used/landscaped garden land nearest to the dwelling and then more overgrown meadow land further to the north. The site is generally well screened along its northern, eastern and western boundaries by mature trees and hedgerows.
- 3.3 The existing dwelling, together with an area of approximately 50m from the rear elevation of the property (or approximately half the length of the rear garden), is located within the defined rural settlement confines of Trottiscliffe under TMBCS Policy CP13. The remainder of the garden is located outside of the village confines and is within the Metropolitan Green Belt.
- 3.4 The entire application site is located within the Kent Downs AONB. The Trottiscliffe Conservation Area lies approximately 46m to the east/north-east of the application site.
- 3.5 The application site lies within a Source Protection Zone (Water Gathering Area).
- 3.6 The surrounding area is characterised by detached dwellings, bungalows and chalet-style bungalows flanking the north-western side of Ford Lane. Streets End and Little Acres, located immediately west of the application site, are both chalet-style bungalows permitted in 1997 (TM/97/00740/FL) and represent backland development.

4. Planning History (relevant):

TM/15/01687/OA Approved 2 October 2015

Outline Application: Erection of a four bedroom detached dwelling of approximately 300 square metres, habitable area with double garage to the rear of Little Reeds with access from Ford Lane with matters of appearance, landscaping and scale to be reserved

5. Consultees:

- 5.1 Private Reps: 7/OX/OR/OS + Site Notice: no response to date.

6. Determining Issues:

- 6.1 In considering applications for planning permission it is necessary to determine them in accordance with the Development Plan unless material considerations indicate otherwise. In this case, outline planning permission has been granted for a dwelling in this location of up to 300sqm habitable floorspace plus garaging.
- 6.2 The principle of the development (and layout and access) has been established by the outline planning permission in accordance with TMBCS Policy CP13 which allows for new development within the confines of rural settlements, such as Trottiscliffe. The scale of the development is comparable with the indicative plans that were considered at outline stage. The floorspace of the ground floor (excluding garage) and the first floor is under 300sqm. The layout plans do show that stairs lead to loft space to be lit by 4 rooflights but that is not shown to be habitable and is a genuine use of the upper part of the pitched roof.
- 6.3 The building footprint remains in the village confines and outside the Green Belt designation. I am therefore of the opinion that these proposals do not conflict with the purposes of the Green Belt as set out in para. 80 of the NPPF
- 6.4 TMBCS Policies CP1 and CP24 relates to achieving a high quality environment and protecting amenity. This policies states that development must be well designed, of a suitable scale, density, layout, siting, character and appearance to reflect the site and its surroundings and not be detrimental to residential amenity.
- 6.5 On the basis of the building envelope which is a chalet style dwelling, I do not consider there would be any significant adverse effect on landscape character of the wider AONB compared to the decision made at the outline stage.
- 6.6 The bulk on the eastern flank has been reduced compared to the indicative elevations by the removal of 2 dormer windows and the overall footprint has been moved within the site so that it is further away from Wyngate by 1.5m and the intervening space is to be planted with evergreen Portuguese laurel to accentuate the screening of that more exposed aspect of the new dwelling.
- 6.7 I have no objections to these detailed proposals on highways or parking grounds, based on the improvements to the access visibility and that vehicles for the new dwelling and the host dwelling will be able to pass at the entrance and not be hindered by the gates.
- 6.8 The fenestration of the first floor and orientation and screening are such that I do not consider there would be any significant loss of privacy or overshadowing on surrounding properties to the east, south or west. Similarly, the movement of the plot away from the eastern boundary means that there is no unacceptable overlooking or bulk on surrounding dwellings. A condition is suggested to control the windows on the eastern flank.

6.9 For the reasons outlined above, I am of the view that the detailed proposals put forward remain acceptable in planning terms, would not give rise to unacceptable harm to the wider AONB or Green Belt designations or surrounding residential amenity, and that there are no highway safety or parking concerns. It is therefore my recommendation that the additional and amended reserved matters and related conditions be approved subject to the additional conditions set out below.

7. Recommendation:

7.1 **Approve Reserved Matters** in accordance with the following submitted details: Tree Protection Plan LR/TPP/1094-02A dated 15.03.2016, Survey LR/TSP/1094-01 dated 15.03.2016, Other TREE REPORT dated 15.03.2016, Material Samples dated 15.03.2016, Letter dated 04.04.2016, Letter dated 09.05.2016, Survey dated 09.05.2016, Boundary Treatment LR/BT/1094-03-C dated 09.05.2016, Floor Plan dated 09.05.2016, Elevations dated 09.05.2016 subject to the following:

Conditions / Reasons

1. The windows and glazed doors on the eastern elevation shall be fitted with obscured glass. This work shall be effected before the dwelling is occupied and shall be retained thereafter.

Reason: To minimise the effect of overlooking onto adjoining property.

2. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order), no windows or similar openings shall be constructed in the eastern 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 property.

3. The dwelling shall be erected in accordance with the note to the block plan hereby approved which indicates side spaces of 4.5m to the eastern boundary and 3.5m to the western boundary.

Reason: To accord with the terms of the application and to allow adequate space for the approved landscaping.

4. The Portuguese Laurel hedge hereby approved shall be allowed to grow to a minimum height of 2.5m.

Reason: In the interests of landscape screening.

Informative

- 1 You are reminded that the conditions above are additional to the conditions imposed on the outline planning permission TM/15/01687/OA.

Contact: Marion Geary