

Alleged Unauthorised Development
Tonbridge **16/00151/WORKM**
Castle

Location: 44C Dry Hill Park Road Tonbridge Kent TN10 3BU

1. Purpose of Report:

1.1 To report the unauthorised siting of a large metal storage container situated to the front of 44 Dry Hill Park Road. The container is within the ownership of the occupier of 44C Dry Hill Park Road.

2. The Site:

2.1 The property is a large semi-detached building that lies on the northern side of Dry Hill Park Road. The property has been converted into three flats (44A, 44B and 44C) following the grant of permission in 1989 (TM/88/2159).

3. History:

3.1 No relevant planning history.

4. Alleged Unauthorised Development:

4.1 Without the benefit of planning permission, the siting of a large metal storage container to the front of 44 Dry Hill Park Road, Tonbridge.

5. Determining Issues:

5.1 The property is situated within the Tonbridge Conservation Area. Officers received concerns with regard to a large metal container that had been placed within the frontage of this site. Upon communication with the occupier of 44C Dry Hill Park Road, officers were informed that the container was being used in connection with motorcycle storage. Furthermore, the occupier advised officers that the structure is a moveable shed (with no bottom or attachment to the surface).

5.2 Planning permission is required for this structure as no permitted development rights exist for such structures as this property is a flat. The occupier has been informed on several occasions that no planning permission exists for this structure and has been requested to remove the container. To date the storage container remains in situ.

5.3 The large metal container is neither of an appropriate design nor of appropriate materials given the site's location within the Tonbridge Conservation Area. It is considered to be detrimental to the character and appearance of the locality, including the surrounding Conservation Area, and is therefore contrary to Policy CP24 of the TMBCS and Policy SQ1 of the MDE DPD.

5.4 With this in mind, I recommend that it is necessary to seek authorisation from Members for the service of an Enforcement Notice requiring the removal of the unauthorised development.

6. Recommendation:

6.1 An Enforcement Notice **BE ISSUED** to seek the removal of the unauthorised storage container, the detailed wording of which to be agreed with the Director of Central Services.

Contact: Sam Chalmers-Stevens