

SUPPLEMENTARY REPORTS

AREA 2 PLANNING COMMITTEE

DATED 14 DECEMBER 2016

West Malling **TM/16/01600/FL**
West Malling And Leybourne

Two storey extension to North East elevation at The Old Stable Building Old Parsonage Court West Malling for Ms Taylor

Private Rep: Submitted additional photographs and montages showing the impact on outlook for 10 and 12 Water Lane.

DPHEH: The description of the application is amended as above as the extension is to the principal elevation not the side as the application form stated.

The additional private representation does not raise material planning issues that have not already been discussed in the main report.

At the MSI, Members asked for a sunlight test and for an eyeline drawing from the garden of no. 10 Water Lane. These will be shown on the powerpoint display.

An area of patio behind the rear elevation of no. 10 averaging 2m in depth would not have a view past the new extension.

In terms of the sunlight/daylight test, this is normally taken with regard to windows so a sun on ground test was carried out. This is measured from a benchmark date of 21 March when the shadow lengths are average. Before approx 8am, the garden of 12 Water Lane is mainly shaded by its own side boundary wall. After 11 am, the garden of 12 Water Lane is shaded by the existing Old Stable building and its own rear boundary wall. The most shading impact from the new extension is at 9am when the patio area behind the rear elevation of 3m deep by 5m wide is shaded over and above the shading from the boundary wall and existing building. The garden on no. 10 Water Lane would not get extra shade from the extension on the 21 March benchmark date.

I remain of the view however that over the whole course of the average day (21 March) there remains enough sunlight and daylight to the neighbouring property and its garden such that loss of light is not a matter to warrant a refusal of planning permission.

RECOMMENDATION UNCHANGED

Shipbourne **TM/15/03865/FL**
Borough Green And Long Mill

Demolition of existing stable block and hay barn buildings and construction of a 3 bedroom dwelling house at Great Oaks House Puttenden Road Shipbourne Tonbridge for Mrs E Cohen

No supplementary matters to report.

Borough Green TM/16/01859/FL
Borough Green And Long Mill

Demolition of four industrial buildings and construction of a replacement industrial unit and a flexible change of use within Use Classes B1, B2 and B8 as well as use by Robert Body Haulage for parking and maintenance of vehicles and office use as an administrative base at Development Site Long Pond Works Wrotham Road Borough Green for Robert Body Haulage

Applicant/Agent: A leaflet in support has been sent to the Members of Area 2 Planning Committee.

DPHEH: The leaflet sets out how the applicant considers the proposal to comply with Policy M1 of the DLA DPD. It suggests that the policy requires that the proposal does not exceed the height of existing buildings and does not specifically state that the proposal should not exceed the height of the buildings to be demolished. The applicant has emphasised in their leaflet that the other buildings on the site are taller than those being proposed, and therefore that the proposal does not conflict with policy.

Policy M1(4) states it should “not exceed the height of existing buildings”.

However, the height of the proposed building is greater than most of the buildings and therefore I am of the opinion that the proposal does not comply with Policy M1(d). This increase in height of the buildings will also have a greater impact on the Green Belt, contrary to Policy M1(a).

I note that the applicant has sought advice from Core Commercial regarding marketability. However, no firm evidence has been supported with the application relating to marketing requirements or of any marketing exercise having been carried out.

RECOMMENDATION UNCHANGED

Ryarsh TM/16/02512/FL
Downs And Mereworth

Demolition of existing dwelling and erection of three detached bungalows; creation of new vehicular access and provision of access drive, landscaping and other ancillary works at Brionne The Street Ryarsh West Malling for Clarendon Homes

KCC (Heritage): They have replied to the consultation but raise no comments.

RECOMMENDATION UNCHANGED

Trottiscliffe TM/16/00990/FL
Downs And Mereworth

**Erect a new detached dwelling house at Land Adjacent To Downsview 8 Green
Lane Trottiscliffe West Malling for Mr Daniel Dryden**

Private Rep: Email received from owner of 5 Green Lane – objecting to the height of the proposed building. The height will make Downsview darker than it already is as the sun rises directly behind the proposed property. Therefore the lower the elevations, the better. They have no objection to a property being built on the land but it should be in keeping with the small group of 8 houses in Downsview and no higher than these.

DPHEH: The additional private representation does not raise material planning issues that have not already been discussed in the main report. Condition 7 needs to be deleted as it refers to a plan that shows the wrong layout of the proposed dwelling.

To clarify the history of the outline planning permission, TM/15/01758/OA, this was originally submitted as a 5 bedroomed house/chalet with illustrative elevations showing a main ridge of 7.5m high. However, that was superseded by just illustrative floor plans and no elevations and no indication of the intended ridge height although it is clear from the floor plan that it was to be a similarly part chalet style.

AMENDED RECOMMENDATION

Delete Condition 07.

Kings Hill TM/16/02518/FL
Kings Hill

Two storey new office building with single storey reception pavilion and associated car parking and landscaping works and ancillary manager's flat at Development Site Between 10 And 70 Churchill Square Kings Hill West Malling for Capital Space Ltd

Applicant: Additional correspondence has been sent from the applicant to the Chair of Area 2 Planning Committee. It sets out the reasoning behind the application – due to the existing business centre being at full capacity and existing customers seeking larger spaces. The letter also explains that the applicant went through a consultation exercise with customers, neighbours and interested parties prior to submitting the application, and encloses a list of comments received as part of this exercise

DPHEH: The matters raised by the applicant in their information to the Chair do not change the recommendation.

The existing parking is unallocated between the various businesses on the Square and it is envisaged that this shared parking arrangement would continue following the development.

RECOMMENDATION UNCHANGED

Alleged Unauthorised Development

Stansted 15/00381/WORKM
Wrotham, Ightham And Stansted

Oak Tree Stable Vigo Road Fairseat Sevenoaks Kent

No supplementary matters to report