

Walderslade

29 January 2026

25/00855/PA

Location: 49 HALLSFIELD ROAD CHATHAM ME5 9RS

Proposal: Ground floor rear extension and change of use from use class C3 residential dwelling to C2 residential institution designed to provide accommodation and personal care for up to five individuals.

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1. Description of Proposal:

- 1.1 Determination of this application was deferred on 11 December 2025 to allow for the Director of Central Services and Monitoring Officer to provide the committee with a report setting out the risks involved should the recommendation of officers to grant planning permission subject to conditions not being accepted, and planning permission refused.
- 1.2 This is in line with the Council's Constitution which sets out as follows:
- 1.3 If, contrary to a recommendation of the Director of Planning, Housing & Environmental Health, an Area Planning Committee is minded to determine an application in a way or on grounds which the Director does not consider can be substantiated, a resolution by the committee to make such a determination will be a recommendation only and the application shall stand adjourned to the next meeting of the committee to enable the Director of Central Services and Monitoring Officer to submit a report on the possibility of costs or compensation being awarded against the Council in the event that the application is determined in that way.
- 1.4 If the Director of Central Services and Monitoring Officer's report indicates that there is likely to be a risk of significant costs being awarded against the Council at any appeal, or a potential liability to pay compensation, the committee may not determine the application in a manner contrary to the advice set out in the report, and a resolution by the committee to make such a determination will be a recommendation only and the application shall stand adjourned to Council for determination.
- 1.5 The December 2025 committee report can be found at Annex 1 with its associated supplementary report at Annex 2. The report of the Director of Central Services and Monitoring Officer is contained within Part 2 of the agenda. This report should be read as a whole with both of those documents.

2. Recommendation:

- 2.1 **Approve**, subject to the following:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

Planning Statement

Parking Management System

HR-A1-SB-04 – Proposed Block Plan

HR-A1-SB-08 – Proposed Basement and Ground Floor Layout

HR-A1-SB-09 – Proposed First Floor Plan and Roof Plan

HR-A1-SB-20 – Proposed Elevations

BR-AA-XX-XX-DC-E-0403-P02 Vehicle Tracking Path 2 Block Plan View

BR-AA-XX-XX-DC-E-0404-P02 Vehicle Tracking Path 3 - Google Maps View

BR-AA-XX-XX-DC-E-0405-P02 Vehicle Tracking Path 3 - Block Plan View

BR-AA-XX-XX-DC-E-0406-P02 - Vehicle Tracking Path 4 - Google Maps View

Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and reenacting that Order), the use hereby approved shall be for a residential institution for adults with learning disabilities and for no other purpose falling within use class C2.

Reason: To ensure the use is controlled in the interests of safeguarding neighbouring amenity.

4. The residential institution shall be limited to no more than 5 residents at any one time.

Reason: To ensure the use is controlled in the interests of safeguarding neighbouring amenity.

5. Before the development hereby approved is occupied, an Operational Management Plan detailing how the residential institution will be operated shall be submitted to and approved in writing by the Local Planning Authority. The management plan should include, but is not limited to, the following details:

- How the staff will engage with the local community
- How visitors will be managed

The facility will be run in accordance with the approved management plan at all times.

Reason: To ensure the use is controlled in the interests of safeguarding neighbouring amenity.

6. The northern and southern elevations of the hereby approved ground floor extension shall be obscure glazed and remain so for the lifetime of the development.

Reason: In the interests of safeguarding neighbouring amenity

7. Prior to the first occupation of the development hereby approved, full details of the proposed privacy screening on the ground floor shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the design, height, materials, and finish of the privacy panels. The approved privacy screening shall be installed in full prior to the first occupation and shall thereafter be retained and maintained in situ for the lifetime of the development.

Reason: To protect the amenities of adjoining residential properties and visual amenity.

8. The use shall not be commenced until details of how waste is to be stored on site, and how materials for recycling will be stored separately, have been submitted to, and approved by the Local Planning Authority. The development must be carried out in accordance with those details, and the approved scheme shall be retained at all times thereafter.

Reason: In the interests of residential and visual amenity.

9. The use hereby approved shall not be occupied until the area shown on the submitted layout for vehicle parking spaces has been made available. Thereafter the spaces shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking and re-enacting that Order) shall be carried out on the land so shown (other than the erection of a garage or garages) or in such a position as to preclude vehicular access to these reserved parking spaces.

Reason: To ensure that parking is provided, in the interests of residential amenity.

Informatives

During the construction phase, the hours of noisy working (including deliveries) likely to affect nearby properties should be restricted to Monday to Friday 07:30 hours - 18:30 hours; Saturday 08:00 to 13:00 hours; with no such work on Sundays or Public Holidays.

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