

East Malling & Larkfield **569930 158412** **23 December 2014** **TM/14/04275/FL**
Larkfield South

Proposal: Erection of a two storey attached dwelling
Location: 22 Heron Road Larkfield Aylesford Kent ME20 6JF
Applicant: Mr & Mrs F Price

1. Description:

1.1 The application was deferred from APC3 on 19 March 2015 in order for Members to undertake a site inspection to assess the potential impacts of the proposed development. The Members' Site Inspection is scheduled to take place on 20 April 2015. A copy of my March report is annexed for ease of information.

2. Consultees (since 19 March 2015):

2.1 None received.

3. Determining Issues:

3.1 Any further issues concerning the planning application arising from the Members' Site Inspection, beyond those discussed in my March report, will be reported as supplementary information.

4. Recommendation:

5. Grant Planning Permission in accordance with the following submitted details: Proposed Plans and Elevations 1140.12A and sections received 09.03.2015, Design and Access Statement dated 23.12.2014, Location Plan 1140.01 dated 23.12.2014, Existing Site Plan 1140.10 and roof plan dated 23.12.2014, Existing Plans and Elevations 1140.11 and sections dated 23.12.2014, Site Plan 1140.13 proposed and roof plan dated 23.12.2014, subject to the following:

Conditions:

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. No development shall take place until written details and samples of all materials to be used externally in the construction of the dwelling have been submitted to and approved by the Local Planning Authority and samples of the materials shall be made available at the site for inspection by Officers of the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character of the existing building and wider locality.

3. The use shall not be commenced, nor the premises occupied, until the area shown on drawing number 1140.12 as vehicle parking space has been provided, surfaced and drained. Thereafter it 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 1995 (or any order amending, revoking and re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: To ensure no adverse impact upon highway safety resulting from potentially hazardous on-street parking.

4. Prior to the first occupation of the development hereby permitted a scheme of landscaping and boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

Reason: To ensure that the development does not harm the character of the locality.

- 5 The approved development shall be carried out in such a manner as to avoid damage to the existing trees as shown on drawing number 1140.12A, including their root systems, and other planting to be retained by observing the following:

(a) All trees to be preserved shall be protected during any operation on site by temporary fencing. Such tree protection measures shall remain throughout the period of construction

(b) No fires shall be lit within the spread of branches or downwind of the trees and other vegetation;

(c) No materials or equipment shall be stored within the spread of the branches or Root Protection Area of the trees and other vegetation;

(d) No roots over 50mm diameter shall be cut, and no buildings, roads or other engineering operations shall be constructed or carried out within the spread of the branches or Root Protection Areas of the trees and other vegetation;

(e) Ground levels within the spread of the branches or Root Protection Areas (whichever the greater) of the trees and other vegetation shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the Local Planning Authority.

Reason: To protect and enhance the appearance and character of the site and locality.

Informatives

1. It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained.
2. During the demolition and construction phases, the hours of noisy working likely to affect nearby properties (including deliveries) should be restricted to Monday to Friday 07:30 hours- 18:30 hours; Saturday 08:00- 13:00 hours; with no such work on Sundays or Public Holidays.
3. The disposal of demolition waste by incineration is contrary to Waste Management Legislation and is likely to lead to justified complaints from local residents. I would thus recommend that bonfires not be had on the site.
4. The Local Planning Authority supports the Kent Fire Brigade's wish to reduce the severity of property fires and the number of resulting injuries by the use of sprinkler systems in all new buildings and extensions.
5. The proposed development is within a road which has a formal street numbering scheme and it will be necessary for the Council to allocate postal address(es) to the new property/ies. To discuss the arrangements, you are invited to write to Street Naming & Numbering, Tonbridge and Malling Borough Council, Gibson Building, Gibson Drive, Kings Hill, West Malling, Kent, ME19 4LZ or to e-mail to addresses@tmhc.gov.uk. To avoid difficulties for first occupiers, you are advised to do this as soon as possible and, in any event, not less than one month before the new properties are ready for occupation.

Contact: Kathryn Holland