

NOTES FOR TECH

APPLICATION PROPOSAL

Ref No 18/504312/FULL

Minor Material Amendment to condition 15 of application 15/504242/FULL (Erection of a single storey dwelling (revised scheme).) to amend the internal floor layout and external elevations, to allow for additional windows and revised window sizes to some elevations, new gable effect detail to the front elevation and repositioning of the timber loading style door. To provide limestone to the west and south elevations only, with the north and east elevations being in brickwork.

ADDRESS Land Rear Of Barker Cottages New Cut Dean Street East Farleigh Kent ME15 0HR

RECOMMENDATION - Application Permitted

WARD

Coxheath And Hunton

PARISH/TOWN COUNCIL

East Farleigh

APPLICANT SLC Properties Ltd.

AGENT Andrew Wells Planning & Design

DECISION DUE DATE

25/10/18

PUBLICITY EXPIRY DATE

04/10/18

Officer Site Visit: 13th September 2018

RELEVANT PLANNING HISTORY (including relevant history on adjoining site)

15/504242/FULL Erection of a single storey dwelling (revised scheme). PER

17/503462/FULL Change of use of land to residential purposes and the erection of a single dwelling, amenity space, and conversion of an outbuilding to provide garaging and storage. REF

18/501544/SUB Submission of details to discharge condition 2 (materials); condition 3 (building repairs); condition 4 (joinery); condition 5 (boundary treatments); condition 6 (hardsurfacing); condition 7 (renewable energy); and condition 10 (landscaping) pursuant to 15/504242/FULL as shown on covering letter, bat box details, and drawings PL/444/10; 11; 12; 13; 14 Rev A; and 15. PER

18/503486/SUB Submission of details to discharge condition 9 (Precautionary Ecological Mitigation Strategy) subject to 15/504242/FULL. PER

13/1722 An application for conservation area consent for the demolition of two existing storage buildings. WDN

14/0460 Demolition of existing storage buildings and erection of 2no dwellings with amenity space and new access as shown on 13-1094-01E, 13-1094-02C, 13-1094-03B, Supporting Statement and Application Form received 21st March 2014. REF

13/1721 Demolition of two existing storage buildings and erection of two new dwellings. WDN

DESCRIPTION OF SITE

The application site consists of a square shaped area of grassland to the rear of Barker Cottages; within the countryside for the purposes of the Development Plan. The site falls within the parish of East Farleigh Part and within the East Farleigh Conservation Area which

extends to the west of the site. A number of properties within the vicinity of the site are Grade II listed, including the row of Barker Cottages, and 'Gate House Farm' to the south of the site. There are a number of residential properties within the vicinity of traditional form and scale.

The sites southern boundary is adjacent to New Cut, a single track road leading to Stockett Lane to the east of the site; Dean Street runs in a general north-south direction to the rear of Barker Cottages, to the west of the application site.

PROPOSAL

Planning permission 15/5004242 allows for the erection of a single storey dwelling. This application in effect is varying condition 15 of this permission, which lists the approved plans that the development should be built in accordance with. The main amendments being:

- Changes to the internal floorplan to create a second bedroom and revised hall, kitchen/living room layout;
- Changes to external elevations to allow for additional windows and revised window sizes, new gable effect detail to the front elevation and repositioning of the timber loading style door.
- Changes to external elevations to provide limestone to the west and south elevations only, with the north and east elevations being in brickwork.

POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)
Development Plan: SS1, DM1
Supplementary Planning Documents

LOCAL REPRESENTATIONS

Two local representations have been received in regards to this application, one objecting and one providing comments. The concerns raised included:

1. Height of the dwelling must be maintained to a single storey
2. Negative car parking implications
3. Impact on sunlight

CONSULTATION RESPONSES

East Farleigh Parish Council: Support approval of application

Kent County Council: No Comments

Midkent Environmental Health: No Comments

Heritage Landscape and Design: No Objections

BACKGROUND PAPERS

Application Form

External finishes/landscaping (PL 444 15 Rev A)
Proposed Floor Plan (PL 444 16 Rev A)
Proposed Elevations (PL 144 14 Rev C)

APPRAISAL

The principle for this development has been approved under the original application and so this application seeks only to assess the proposed amendments hereby submitted.

The key issues for consideration are:

- 1.0 Character and Appearance
- 2.0 Residential Amenity

Character and Appearance

The revised internal layout of the proposal is not considered to detrimentally affect the character or appearance of the site or the wider East Farleigh Conservation Area.

The revised elevations propose a number of new windows, as well as changes to the size/arrangement of previously accepted windows. It also seeks a new gabled window in the middle of the western elevation. The proposed changes are not considered to significantly alter the character or overall appearance of the dwelling as viewed from public vantage points. These alterations are neither considered to be materially harmful to the character of the Conservation Area or the wider street scene.

The proposed changes to the external material of the building are deemed to have limited impact on the site as viewed from the public highway, with this consistent to that which was previously proposed. The northern and eastern elevations are now proposed to consist of red brickwork, consistent with that used as part of existing dwellings within the sites vicinity. It is thus concluded that these amendments will not materially detract from the character or appearance of the site or its locality.

It is considered that the proposed amendments are acceptable in terms of impact on the character and appearance of the proposed building. The elements proposed as part of the application are adequately in keeping with the prevailing character and appearance of the East Farleigh Conservation Area and wider countryside.

Residential amenity

The revised proposals result in an altered layout, which allows for a second bedroom with ensuite. This additional bedroom is compliant with the nationally described space standards. Due to the location of this second bedroom to the rear of the dwelling, there will be no impact on overlooking or loss of privacy. The garden, amenity and car parking areas are sufficient to accommodate this use and ensure a high quality residential living.

In terms of impact on the amenity on neighbouring properties, this amendment creates no greater material impact. This proposed dwelling will be sited more than 25m away from the adjacent dwellings and thus would have no greater impact in terms of overshadowing, outlook or privacy. Thus the revised proposal would not significantly impact on their residential amenity.

Conclusion

The previous assessment (under the original application) of all the other issues remain relevant but is not significantly affected by the proposed amendments. As such, the impact will be the same as the previously approved scheme.

The proposal is of appropriate design and appearance so as to remain in keeping with the permitted building and will sit comfortably within the East Farleigh Conservation Area and wider street scene.

It is therefore recommended that planning permission be granted.

RECOMMENDATION – Application Permitted subject to the following conditions/reasons:

(1) The development hereby permitted shall be begun before 26/10/18.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The development shall not commence until, written details and samples of the materials to be used in the construction of the external surfaces of the dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority;

- i) sample panel of random limestone and pointing;
- ii) reclaimed Kent red facing brick to be used for the herringbone finish and quoins;
- iii) natural slate roof tiles;
- iv) bat bricks/tubes.

The development shall be constructed using the approved materials and maintained thereafter;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts and the setting of a conservation area, and in the interests of ecology and biodiversity.

(3) The development shall not commence until scaled elevational drawings and samples of the materials to be used in the making good and repair of the 2 outbuildings on site have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts and the setting of a conservation area.

(4) The development shall not commence until details in the form of large scale drawings (at a scale of 1:20 or 1:50) of the following matters have been submitted to and approved by the local planning authority;

- i) New external timber joinery in the form of large scale drawings;
- ii) conservation rooflights.

The development shall thereafter be undertaken in accordance with the subsequently approved details and maintained thereafter.

Reason: To safeguard the character and appearance of the development and the countryside hereabouts and the setting of a conservation area.

(5) No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority details of the locations, heights, designs, materials and types of all boundary treatments to be erected on site. The boundary treatments shall be completed in accordance with the approved details before the dwelling hereby approved is occupied and maintained thereafter unless otherwise approved in writing by the local planning authority;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts and the setting of a conservation area.

(6) The development shall not commence until details of the proposed materials to be used in the hardsurfacing within the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be undertaken in accordance with the subsequently approved details unless otherwise approved in writing by the local planning authority;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts and the setting of a conservation area.

(7) The development shall not commence until written details and scaled drawings (at a scale of 1:50 or 1:100) of solar pv panels have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until the solar pv panels have been installed and they shall be maintained thereafter;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts and the setting of a conservation area, and in the interests of sustainability.

(8) All rainwater or wastewater pipes and gutters shall be constructed of black cast iron and maintained thereafter unless otherwise agreed in writing with the Local Planning Authority;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts and the setting of a conservation area.

(9) No development shall take place (including any demolition, ground works, or site clearance) until details of a precautionary ecological mitigation strategy is submitted to and approved in writing by the local planning authority that shall include the method used to clear the vegetation, the time of year the works can be implemented, and a site plan showing where areas of suitable reptile habitat will be retained or created within the proposed development. The works shall be carried out strictly in accordance with the approved details.

Reason: In the interests of ecology and biodiversity.

(10) The development shall not commence until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping using indigenous species which shall be in accordance with BS:5837 (2012) 'Trees in relation to design, demolition and construction - Recommendations' and include a programme for the approved scheme's implementation, maintenance and long term management. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines and shall include;

- i) Plant hedging (80% hawthorn, 10% hazel and 10% privet) along northern and eastern boundaries of site to be in double staggered rows at 45cm spacing, with 30cm between the rows. Minimal size of planting whips shall be 120cm;
- ii) 3 Light standard Silver birch trees to be planted in south-western corner of site;
- iii) 1 Light standard Alder tree to be planted in south-eastern corner of site;
- iv) 1 Standard Beech or Field Maple to be planted within the site;
- v) Retention of 2 Hazel trees along northern boundary of site.

Reason: To safeguard the character and appearance of the development and the countryside hereabouts and the setting of a conservation area.

(11) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts and the setting of a conservation area.

(12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Schedule 2, Part 1, Classes A, B, D, E, and F and Part 2, Class A shall be carried out without the permission of the Local Planning Authority;

Reason: To safeguard the character and appearance of the development and the countryside hereabouts and the setting of a conservation area.

(13) The approved details of the parking/turning areas shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 and the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them;

Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety.

(14) If during construction/demolition works evidence of potential contamination is encountered, works shall cease and the site fully assessed to enable an appropriate remediation plan to be developed. Works shall not re-commence until an appropriate remediation scheme has been submitted to, and approved in writing by, the Local Planning Authority and the remediation has been completed.

Upon completion of the building works, this condition shall not be discharged until a closure report has been submitted to and approved in writing by the Local Planning Authority. The closure report shall include details of;

- a) Details of any sampling and remediation works conducted and quality assurance certificates to show that the works have been carried out in full in accordance with the approved methodology.
- b) Details of any post-remedial sampling and analysis to show the site has reached the required clean-up criteria shall be included in the closure report together with the necessary documentation detailing what waste materials have been removed from the site.
- c) If no contamination has been discovered during the build then evidence (e.g. photos or letters from site manager) to show that no contamination was discovered should be included.

Reason: To protect harm to health.

(15) The development hereby permitted shall be carried out in accordance with the following approved plans:

External finishes/landscaping (PL 444 15 Rev A)
Proposed Floor Plan (PL 444 16 Rev A)
Proposed Elevations (PL 144 14 Rev C)

Reason: To safeguard the character and appearance of the development and the countryside hereabouts and the setting of a conservation area, and to prevent harm to the residential amenity of neighbouring occupiers.

The Council's approach to this application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2018 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance the application was acceptable as submitted and no further assistance was required.

If your decision includes conditions, there is a separate application process to discharge them. You can apply online at, or download forms from, www.planningportal.co.uk (search for 'discharge of conditions').