

NOTES FOR TECH

**APPLICATION PROPOSAL**

**Ref No 19/500571/SUB**

Submission of details pursuant to Condition 2 - materials of dwelling. Drawing no. PL/444/14 Rev D, showing details of materials to be used, along with proposed bat bricks; condition 3 - materials for outbuildings repair/making good. Drawing numbers PL/444/10 and PL/444/11 showing details of materials; condition 4 - details of joinery and rooflights. Drawing numbers PL/444/12 Rev A and PL/444/13 showing joinery details; condition 5 - boundary treatments. Drawing number PL/444/15 Rev A shows proposed boundary treatments; condition 6 - hard surfacing. Drawing number PL/444/15 Rev A shows proposed hard surfacing details; condition 7 - solar PV panels. Drawing no. PL/444/14 Rev D, showing details of proposed PV panels to be recessed into the roof structure; condition 9 - Ecological mitigation strategy. Corylus Reptile Survey & Mitigation Strategy Report; condition 10 - Drawing number PL/444/15 Rev A shows proposed soft landscaping details and implementation and maintenance programme for planning permission 18/504312/FULL.

**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** Mr Andrew Wells

**DECISION DUE DATE**

08/04/19

**PUBLICITY EXPIRY DATE**

11/07/19

**Officer Site Visit**

Site made at time of application

**RELEVANT PLANNING HISTORY (including relevant history on adjoining site)**

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. PER

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

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. 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

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

14/0460 Demolition of existing storage buildings and erection of 2no dwellings with amenity space and new access. REF

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

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 site's 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**

This application proposes the discharge of the following conditions from planning permission referenced 18/504312:

2. Materials of dwelling
3. Materials for outbuilding
4. Details of joinery and rooflights
5. Boundary treatments
6. Details of hard surfacing
7. Solar PV panels
9. Ecological mitigation strategy
- 10 Soft landscaping details

### **Condition 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.

### Consultation response

N/A

### Background information received

- |             |             |  |
|-------------|-------------|--|
| 05 Feb 2019 | PL/444/14 D | Elevations of Proposed Dwelling  |
| 05 Feb 2019 | PL/444/15 A | External Finishes and Landscaping  |
| 17 Jun 2019 |             | Samples of Ibstock Leicester weathered multi brick, slate tiles, rag stone _ |
| 08 Aug 2019 |             | Email re. reclaimed bricks and limestone and external materials              |

### Appraisal

The details KCC Ecology has reviewed the submitted documents in relation to condition 2 are acceptable. As such, this condition can be discharged.

### Condition 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.

Consultation response

N/A

Background information received

05 Feb 2019 PL/444/10 Existing and Proposed Elevations

05 Feb 2019 PL/444/11 Existing & Proposed Plans & Elevations

08 Aug 2019 Email re. reclaimed bricks and limestone and external materials

Appraisal

One of the outbuildings has a corrugated metal roof and the other is of slate. Both buildings were shown to be made good with Spanish Slate in the previous application and the email dated 08.08.2019 is identical. For this reason the condition can be discharged.

Condition 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.

Consultation response

N/A

Background information received

05 Feb 2019 PL 444 13 Typical Rooflight Details

05 Feb 2019 PL/444/12 A Window Joinery Details

Appraisal

The submitted details are considered acceptable bearing in mind the previously approved SUBs condition, and this condition can now be discharged.

Condition 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.

Consultation response

N/A

Background information received

26 Jun 2019 PL 444 15 C External Finishes and Landscaping

Appraisal

The details supplied are considered acceptable and the condition can now be discharged.

Condition 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.

Consultation response

N/A

Background information received

26 Jun 2019 PL 444 15 C External Finishes and Landscaping

Email dated 16<sup>th</sup> July 2019 giving further information on the conditions.

Appraisal

The submitted email identified angular limestone chippings laid over consolidated hardcore as the material to be used as the hard landscaping for driveways, turning points and paths. This is an identical material that was approved previously and, as such, the condition can be discharged.

Condition 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 has 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.

Consultation response

N/A

Background information received

05 Feb 2019 PL/444/14 D Elevations of Proposed Dwelling

Email dated 16<sup>th</sup> July 2019 giving further information on the conditions.

Appraisal

Similar information relating to the PV panels on the previous application was submitted and approved. The information is still considered to be acceptable and the condition can now be discharged.

Condition 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.

#### Consultation response

KCC Ecology - The submitted documents in relation to condition 9 have been reviewed and sufficient information has been provided to discharge the condition.

#### Background information received

01 Apr 2019 Reptile Survey and Mitigation Strategy  
26 Jun 2019 PL 444 15 C External Finishes and Landscaping

#### Appraisal

A suitable precautionary ecological mitigation strategy has been submitted and includes the necessary details. On this basis, the condition can be discharged.

#### Condition 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.

#### Consultation response

KCC Ecology - The amended 'External Finishes/Landscaping' document demonstrates that the details within this condition have been incorporated and are implementable within the current proposals.

Landscape – No objections to the landscaping scheme

#### Background information received

01 Apr 2019 Reptile Survey and Mitigation Strategy  
26 Jun 2019 PL 444 15 C External Finishes and Landscaping

#### Appraisal

The landscape officer has no objections to the landscaping proposals and, as such, the condition can be discharged.

#### Overall

The following materials are considered acceptable:

##### 2. Materials samples

- 05 Feb 2019 PL/444/14 D Elevations of Proposed Dwelling
- 05 Feb 2019 PL/444/15 A External Finishes and Landscaping
- 17 Jun 2019 Samples of Ibstock Leicester weathered multi brick, slate tiles, rag stone
- 08 Aug 2019 Email re. reclaimed bricks and limestone and external materials

3. Material samples on outbuildings
  - 05 Feb 2019 PL/444/10 Existing and Proposed Elevations
  - 05 Feb 2019 PL/444/11 Existing & Proposed Plans & Elevations
  - 08 Aug 2019 Email re. reclaimed bricks and limestone and external materials
4. Details of joinery and rooflights
  - 05 Feb 2019 PL 444 13 Typical Rooflight Details
  - 05 Feb 2019 PL/444/12 A Window Joinery Details
5. Boundary treatments
  - 26 Jun 2019 PL 444 15 C External Finishes and Landscaping
6. Details of hard surfacing
  - 26 Jun 2019 PL 444 15 C External Finishes and Landscaping
  - Email dated 16th July 2019 giving further information on the conditions.
7. Solar PV panels
  - 05 Feb 2019 PL/444/14 D Elevations of Proposed Dwelling
  - Email dated 16th July 2019 giving further information on the conditions.
9. Ecological mitigation strategy
  - 05 Feb 2019 PL/444/14 D Elevations of Proposed Dwelling
  - Email dated 16th July 2019 giving further information on the conditions.
- 10 Soft landscaping details
  - 01 Apr 2019 Reptile Survey and Mitigation Strategy
  - 26 Jun 2019 PL 444 15 C External Finishes and Landscaping

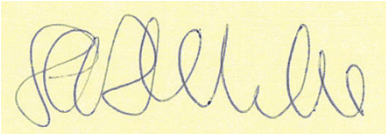
RECOMMENDATION – Application Permitted subject to the following conditions/reasons:

- (1) The following materials are considered acceptable:
2. Materials samples shown on the following approved plans and details
  - 05 Feb 2019 PL/444/14 D Elevations of Proposed Dwelling
  - 05 Feb 2019 PL/444/15 A External Finishes and Landscaping
  - 17 Jun 2019 Samples of Ibstock Leicester weathered multi brick, slate tiles, rag stone
  - 08 Aug 2019 Email re. reclaimed bricks and limestone and external materials
3. Material samples on outbuildings shown on the following approved plans and details
  - 05 Feb 2019 PL/444/10 Existing and Proposed Elevations
  - 05 Feb 2019 PL/444/11 Existing & Proposed Plans & Elevations
  - 08 Aug 2019 Email re. reclaimed bricks and limestone and external materials
4. Details of joinery and rooflights shown on the following approved plans and details
  - 05 Feb 2019 PL 444 13 Typical Rooflight Details
  - 05 Feb 2019 PL/444/12 A Window Joinery Details
5. Boundary treatments shown on the following approved plans and details
  - 26 Jun 2019 PL 444 15 C External Finishes and Landscaping
6. Details of hard surfacing shown on the following approved plans and details
  - 26 Jun 2019 PL 444 15 C External Finishes and Landscaping
  - Email dated 16th July 2019 giving further information on the conditions.

7. Solar PV panels shown on the following approved plans and details  
05 Feb 2019 PL/444/14 D Elevations of Proposed Dwelling  
Email dated 16th July 2019 giving further information on the conditions.

9. Ecological mitigation strategy shown on the following approved plans and details  
05 Feb 2019 PL/444/14 D Elevations of Proposed Dwelling  
Email dated 16th July 2019 giving further information on the conditions.

10 Soft landscaping details shown on the following approved plans and details  
01 Apr 2019 Reptile Survey and Mitigation Strategy  
26 Jun 2019 PL 444 15 C External Finishes and Landscaping

Delegated Authority to Sign:	Date:
 PRINT NAME:	30.08.2019