

REFERENCE NO - 18/505541/FULL		
APPLICATION PROPOSAL Erection of a chalet style residential property with detached garage and landscaping.		
ADDRESS Land Opposite St Anns Chapel Lane Thurnham Kent ME14 4PF		
RECOMMENDATION Grant planning permission subject to conditions		
SUMMARY OF REASONS FOR RECOMMENDATION		
<ul style="list-style-type: none"> The proposed new dwelling is acceptable in terms of design and appearance, and there are no unacceptable impacts on the character, appearance and visual amenity of the locality generally. Despite its location in the countryside, the development is within close enough proximity of the Maidstone Urban Area and the services found within, and it is not considered to be in an isolated location. The proposals have been found to be acceptable in relation to parking and highway safety The proposal is in line with the requirements of policy SS1, SP1, SP17, SP19, DM1, DM12 and DM30 of the adopted Maidstone Borough Local Plan (2017). 		
REASON FOR REFERRAL TO COMMITTEE Thurnham Parish Council have called the application into committee for the reasons set out at paragraph 5.01 of the original report (see appendix A)		
WARD Detling And Thurnham	PARISH/TOWN COUNCIL Thurnham	APPLICANT Mr & Mrs W Thackwell AGENT Consilium Town Planning Services Limited
TARGET DECISION DATE 08/01/19 – EOT (30/07/2019)		PUBLICITY EXPIRY DATE 18/12/18

Relevant Planning History

No relevant planning history

MAIN REPORT

1. Background

1.01 This application was deferred at the Committee meeting on the 25 April 2019. This report should be read in association with the original committee report that is included as an appendix. As recorded in the committee minutes the decision was deferred to negotiate amendments to the scheme to mitigate its impacts on the surrounding area. These were to include:

- Incorporation of the pond and ditches into the scheme;
- Soft domestic boundaries;

- Incorporation of integrated niches for wildlife and renewable energy measures such as solar panels; and
- Exploration of a vernacular design taking cues from historic buildings along Chapel Lane (elevations and materials).

2. CONSULTATIONS

2.01 Following the decision by members for deferral of this application on the 25th April 2019, and the submission of additional plans, the following consultation was carried out.

KCC Ecology

2.02 To follow as an urgent update.

3. APPRAISAL

3.01 This appraisal section is structured using the 4 points that were outlined in the committee minutes for the meeting on the 25 April 2019.

• Incorporation of the pond and ditches into the scheme
3.02 Revised drawings have been submitted which indicate the stream along the western boundary of the dwelling would be expanded and fenced off to be retained as a 'area of natural habitat'. Should permission be forthcoming a condition will be imposed requiring this area to be retained in perpetuity.

• Soft domestic boundaries
3.03 Revised drawings have reduced the triple garage to a double garage and have reduced the amount of the hardstanding at the front of the dwelling from approximately 170m² to approximately 150m²

• Incorporation of integrated niches for wildlife and renewable energy measures such as solar panels
3.04 As stated above, a wildlife area has been designated along the western boundary of the site and this can be secured by way of a planning condition.

3.05 As building sustainability is covered under the Building Acts there is no policy support for on site renewables either in the Local Plan or the NPPF solar panels, however the application now includes solar panels to be installed to the roof of the dwelling.

• Exploration of a vernacular design taking cues from historic buildings along Chapel Lane (elevations and materials).
3.06 Despite its proximity to Edelin Road, which is suburban in nature, the application site is very much rural in nature, and other than some coppicing and a small footbridge (this consists of planks of wood over the stream) the site is undisturbed.

3.07 As can be viewed in site photos (site visit took place after a night of light rainfall), the pond whilst present is infilled with vegetation, and the stream the footbridge is placed over is also no longer flowing. The 'Drain' at the far west of the site is flowing.

3.08 It is not considered that there is a strict uniformity of design among the existing dwellings within Chapel Lane, or that they have a significant relationship with the

application site itself due to the separation distances. St Anns is over 30m away from the application site, with other dwellings approximately 70m away.

- 3.09 Additional information received from the agent indicates that the roof would now be finished with Honeywell tiles, the external walls finished with Maltings bricks and clad using Downs Red hanging tiles. The dwellings windows would be timber Colour 9010, with black UPVC rainwater goods.
- 3.10 The garage would have the same roof finishing as the dwelling but external walls would be clad in 'Bedec black barn paint' timber weatherboarding.

4. CONCLUSION

- 4.01 Following the submission of revised drawings the proposed new dwelling is acceptable in terms of design and appearance, and there are no unacceptable impacts on the character, appearance and visual amenity of the locality generally.
- 4.02 Despite its location in the countryside, the development is within close enough proximity of the Maidstone Urban Area and the services found within, that it is not considered to be within an isolated location.
- 4.03 The proposals have been found to be acceptable in relation to parking and highway safety. The proposal is in line with the requirements of policy SS1, SP1, SP17, SP19, DM1, DM12 and DM30 of the adopted Maidstone Borough Local Plan (2017). I am satisfied that the proposed new dwelling is acceptable with respect to local and national planning policy and that no other material consideration would indicate a refusal of planning permission. In the circumstances, I recommend that this application is approved subject to conditions.

5. RECOMMENDATION

GRANT planning permission 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 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 hereby permitted shall be carried out in accordance with the following approved plans/drawing numbers;

Application for Planning Permission
01 Rev 01 Site Location Plan
02 Rev 03 Existing and Proposed Site Layout
05 Rev 02 Proposed Plans
06 Rev 03 Proposed Elevations
07 Rev 02 Proposed Garage
Extended Phase 1 Habitat Survey Report
Flood Map for Planning
Landscape Planting Details
Planning Statement

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Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

- 3) The materials to be used in the development hereby approved shall be as indicated on the submitted details
Reason: To ensure a satisfactory appearance to the development
- 4) The development hereby approved shall not commence above slab level until, details of all fencing, walling and other boundary treatments have been submitted to and approved in writing by the local planning authority with the details including gaps at ground level to allow the passage of wildlife and the development shall be carried out in accordance with the approved details before the first occupation of the building(s) or land and maintained thereafter;
Reason: To ensure a satisfactory appearance to the development, to safeguard the enjoyment of their properties by existing and prospective occupiers and in the interests of wildlife.
- 5) Landscaping shall be implemented within the first planting season following occupation of the dwelling in accordance with the approved Landscape Planting Details and associated landscape and arboricultural details dated 12 November 2018.
Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development
- 6) An ecology scheme shall be implemented prior to the occupation of the dwelling within in accordance with the approved Extended Phase 1 Habitat Survey Report dated 12 November 2018
Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development
- 7) Any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. These details shall include, inter alia, measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter;
Reason: In the interest of amenity.
- 8) The development shall not be occupied until the parking spaces shown on the approved plans have been provided. They shall be kept available for the parking of vehicles connected to the occupiers of the approved development at all times and permanently retained as such thereafter.
Reason: In the interest of highway safety and the free flow of traffic.
- 9) Prior to occupation of the proposed new dwelling a minimum of one electric vehicle charging point shall be installed and ready for use and in accordance with details that have previously been submitted to and approved in writing by the local planning authority with the details including a programme for installation, maintenance and management with the points retained thereafter and maintained in accordance with the approved details.
Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with paragraph 35 of the NPPF.

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- 10) The development hereby approved shall not commence above slab level until, details of satisfactory facilities for the storage of refuse on the site have been submitted to and approved in writing by the local planning authority and the approved facilities shall be provided before the first occupation of the building and maintained thereafter;
Reason: No such details have been submitted and in the interest of amenity.
- 11) The dwelling hereby permitted shall not be occupied until sustainable surface water drainage works have been implemented in accordance with details that have previously been submitted to and approved in writing by the local planning authority. The submitted details shall:
- i) provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site, including any requirement for the provision of a balancing pond and the measures taken to prevent pollution of the receiving groundwater and/or surface waters;
 - ii) include a timetable for its implementation in relation to the development; and,
 - iii) provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker, or any other arrangements to secure the operation of the scheme throughout its lifetime.
- Reason: In the interests of pollution and flood prevention pursuant to the National Planning Policy Framework 2012.
- 12) Before the development hereby permitted is first occupied, the designated wildlife area, indicated on plans dated 20 June 2019 shall be implemented and shall subsequently be maintained as such to the satisfaction of the local planning authority in perpetuity.
Reason: To ensure a satisfactory appearance to the development, to safeguard the enjoyment of their properties by existing and prospective occupiers and in the interests of wildlife.

Case Officer: William Fletcher