



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
14 March 2013 at 7.00 pm

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

14 March 2013

LATE OBSERVATION SHEET

Item 4.1 SE/12/02836/FUL The Village Pharmacy, 15 Main Road, Hextable BR8 7RB

For information, members' attention is drawn to the fact that the layby to the front of 15 Main Road, has limited waiting, Monday to Saturday, 8.30 to 6.30, 20 minutes, no return within 40 minutes.

Either side of the layby is a single yellow line operating Monday to Saturday, 8.30 to 6.30.

Item 4.2 – SE/12/02868/CONVAR – 2 & 3 St Ediths Court, St Ediths Road, Kemsing TN15 6JQ

Email received stating the following:

- The planning history section is incorrect and does not refer to all the planning history relating to number 2 St Edith Court for example SE/10/02024/FUL which went to appeal and was dismissed. This application has also disappeared off the planning portal.
- The application letters and history attached to application SE/11/02868/CONVAR only appears on Public Access by searching for number 3 St Edith Court and not if you search under number 2 St Edith Court.

In response to the above, only the planning history relevant to the case being considered has been reported on the agenda.

Having regard to Public Access, public access is case sensitive. The application does appear on public access if you search under '2 And' and also if you search under 'St Edith Court'.

Item 4.3 – SE/1203238/HOUSE – 8 Small Grains, Fawkham DA3 8NT

Further information

- Email received on 11 March 2013 from the Agent attached as Appendix A providing his special circumstances to support the application.

Officer Comment - The Officer's view is that this does not represent very special circumstances to offset the harm to the Green Belt.

- Attached as Appendix B is Planning Statement received from the Agent.

Officer Comment - The design has been revised from the previous application and is deemed to be acceptable in terms of design. The garage is not original and the Officer's view is that it should not be incorporated in identifying the original floor area.

- Attached as Appendix C is comparison of Officer's and Agent's floorplan figures.

From: Planning Information
Sent: 12 March 2013 10:06
To: Guy Martin
Subject: FW: SE/12/03238/HOUSE

From: Ted Loveridge []
Sent: 11 March 2013 19:54
To: Planning Information
Subject: REF: SE/12/03238/HOUSE

Proposed Extension at 8 Small Grains, DA3 8NT.

For the attention of planning officer Guy Martin.

Dear Sir

I recently sent an email to Emily Meppem stating that both my client and myself were in agreement with the statement for very special circumstances on the above application drafted by Cllr Faye Parkin who is going to present this at the planning meeting on 14th March, it is my understanding that this statement has not been submitted to you, therefore please find the following recommendations.

1. It was my understanding that the existing garage area maybe allowed within the calculations of existing floor area as stated in my Planning Statement item2 attached to the planning application.
This garage I understand to have been on site for more than 30 years.
It is a basic construction and could be considered not very appealing to the area, one consideration was to demolish and remove this structure to offset the area against the proposed extension, should this be acceptable my client would be in agreement to this as a planning condition.
2. Small Grains is in the centre of Fawkham Village where the built form is/and has been concentrated.
3. The design is in keeping with the original form and appearance of the building and the proposed volume of the extension, taking into consideration any previous extensions, is proportional and subservient to the original dwelling and does not materially harm the openness of the Green Belt.
4. The proposal is supported by Fawkham Parish Council.

I would appreciate if the contents of this list could be added to Thursday evenings "late obs"

Yours faithfully Ted Loveridge

**HOLLY HILL ARCHITECTURAL
AND BUILDING SERVICES**

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PLANNING STATEMENT.

This planning statement has been prepared in support of the resubmitted planning application for the proposed first floor extension at 8 Small Grains, Fawkham, DA3 8NT. Previous ref : SE/12/02363/HOUSE.

It is hoped that the amendments made to the design and information given will overcome the comments made within the planning officers planning report and previous recommendation.

1. The proposed roof has been redesigned to blend with the existing. Removing the flat roof area previously proposed.
2. Impact on the Green Belt. Policy H14A. Criteria relating to extension being not greater than 50% of the gross floor area of the original building and to include any garage or outbuilding within the curtilage of the dwelling, that lies within 5m of the dwelling. The existing garage has now been indicated on drawing no HH:20:10:46:02A and the following calculations incorporate this floor space allowance.

Floor area of existing house and garage = $84.80m^2 + 11.50m^2$ Total $96.30m^2$
50% $48.15m^2$

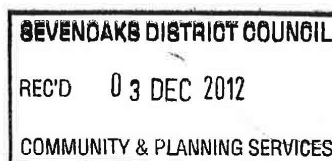
Floor area of existing single storey extension = $23.90m^2$
Floor area of proposed first floor extension = $23.90m^2$
Total extensions = $47.80m^2$

Therefore the proposed extension together with existing does not exceed the allowable 50% threshold criteria.

Conclusion

I trust the amendments made to the design and the calculations provided above will enable the Local Planning Authority to view the proposal as a more acceptable addition.

SE/ 12 / 0 3 2 3 8



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Comparison of Officers and Agents figures for Councillors' consideration

Officers Report	M²	cumulative % Increase	Agents Statement	M²	cumulative % increase
Original dwelling	83.74	-	Existing house	84.80	-
Garage within 5m	13.00	15.52	Existing garage	11.50	13.56
Ground floor extension	23.43	43.49	Ground floor Extension	23.90	41.74
Proposed extension	23.43	71.46	Proposed Extension	23.90	69.92