



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
17 October 2019 at 7.00 pm

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DEVELOPMENT CONTROL COMMITTEE

Thursday 17 October 2019

LATE OBSERVATION SHEET

4.1 19/00979/HOUSE - 1 Old Forge Cottages, High Street, Brasted

Amended paragraphs within the officer's report

Para 51 on page 13 should read as follows -

“The fence would be located adjacent to the neighbouring garden approximately 6m from the rear elevation of the neighbouring extension. This extension serves a kitchen which benefits from three windows and a glazed door across the full width of the elevation. The rear elevations of the properties are north-west facing and there is already a 1.6m high brick wall which runs for the first 6m from the rear elevation between this neighbour and the application site. The proposals would therefore pass the light test to the kitchen windows of the neighbouring property as does the existing brick wall and the impact to daylight as a result of the work would not be materially different than the existing situation.”

Para 52 on page 13 should read as follows -

“Considering that this elevation is north-west facing and that this neighbour is bounded by an existing 1.6m brick wall on the eastern aspect and number 3 Old Forge Cottages on the western aspect, the existing amount of direct daylight received to the private amenity space would be very limited in the existing situation and would mostly be blocked by the existing roof planes. As the fence would be a standard height and located further north into the garden the impact in real terms to the private amenity space as defined within the Residential Extensions SPD would be negligible.”

Conclusion

Aside from the amended paragraphs above, confirming the height of the existing brick wall the overall conclusions and recommendation for approval held within the main papers remains unchanged.

4.2 19/001980/FUL - Land North of 1-7 Conifer Way, Swanley

Further information

The development would achieve a density of 19.4 dwellings per hectare. This falls below the density expected to be achieved by policy SP7 of the Core Strategy (40 dwellings per hectare). However, it is considered that the density proposed respects the character of the area and so is acceptable in this instance.

Supplementary Information

Further representations received

Since producing the report to Committee, an additional eight letters of representation have been received objecting to the scheme on the following grounds:

- Preference of retention and improvement of the open space
- Unnecessary development
- Loss of the open space
- Use of the garages to the front of the site
- Anti-social behaviour

These matters have already been considered as part of the officer's report and so no further input is required on these points.

Conclusion

The overall conclusions and recommendation for approval held within the main papers remains unchanged.

4.3 19/02155/FUL - 83 Hever Avenue, West Kingsdown

No Late Observations