

Wednesday the 19th January 2022 at 7.00pm

Update Report for the Committee

The following notes and attached papers will be referred to at the meeting and will provide updated information to the Committee to reflect changes in circumstances and officer advice since the reports on the agenda were prepared

3. Requests for Deferral/Withdrawal

None

4. Schedule of Applications

(a) 21/00907/AS – The Pines, Smallhythe Road, Tenterden, Kent, TN30 7LN - Erection of two storey rear extension

Members should be aware that the application site forms a very small corner of the allocated original TENT1 Phase B site that is now set out under Policy S24 of the Local Plan. However, given the nature of this application, it not considered that the proposed development would prejudice, in any way, the objectives of Policy S24 and the approval of any future masterplan for the site. The development proposed, which is for a two storey rear house extension, falls to be assessed under policy HOU8 Residential Extensions, as per the Officer's report. Little or no relevance arises from Policy S24 in the determination of this application.

Members should note that the appeal decision for application 19/00724/AS is not referred to within the planning history in the Officer's report. The Inspector dismissed the appeal which sought a development of four new houses. In his decision, the Inspector does not comment on or address the impact on any trees on the site or the impact on the adjacent neighbouring dwellings, both of which are key issues in the determination of this application. Therefore, given the policy context and issues raised, the Inspector's decision is not, in this instance, relevant to the determination of this application.

For clarification paragraph 20 of Officer's report states there is sufficient space on site to accommodate two or more cars. The development will result in two additional bedrooms with the dwelling increasing the number of bedrooms from 3 to 5. For dwellings with 5 bedrooms, three parking spaces are required to be provided on site. There is sufficient space on site to accommodate three cars.

One further letter of objection has been received stating that the proposed extension will result in loss of light and privacy to no.6 Three Fields Road. The following photos have also been submitted by Ward Member Cllr Knowles, to illustrate the relationship between the existing dwelling at The Pines to no.6 Three Fields Road.





The proposed extension would be set approximately 6m from the rear boundary of this property with the dyke and trees in between. At this distance, it is not considered the proposed extension would be unacceptably overbearing or result in a significant or unacceptable loss of light. With regard to the issue of overlooking and privacy, there is a distance of approximately 15.65m from the rear elevation and neighbour's most private area of garden to the proposed extension. Considering the orientation of the neighbouring dwelling to the proposed extension, the nearest rear bedroom window in the extension would overlook the rearmost part of the neighbour's garden with views obscured during the spring and summer months by mature trees and shrubs which lie along the dyke and within the application site, which are to be retained. On balance, the proposal will not result in significant or unacceptable overlooking or loss of privacy.

One letter of support from Cllr Clarke of Tenterden Town Council in a private capacity has been received stating that the proposed changes are far more sympathetic to the area than a 4 or 7 house development as previously proposed and rejected by this Planning Committee.

