
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

5. Requests for Deferral/Withdrawal

None

6. Schedule of Applications

- (a) PA/2023/0424 – Garages (1-18), to the rear of 12 and 13 Thorne Estate, Thorne Estate, Pluckley, TN27 0RD** - Proposed residential development comprising of 3 dwellings together with associated vehicular and pedestrian access, parking, landscaping and boundary treatments, including the demolition of some existing garages.

None.

- (b) PA/2022/2784 – 70, Lower Vicarage Road, Kennington, Ashford, TN24 9AS** - Proposed demolition of existing bungalow and erection of 3 new dwellings

None.

- (c) PA/2023/0821 - Little Coombe, Little Coombe, Hastingleigh, TN25 5JB** - Proposed change of use of land and proposed annexe accommodation following demolition of existing outbuilding

Since the report was published, a further letter of representation has been received, objecting to the scheme. The objection letter contained several photoshopped images, a sample of which can be seen below.

The photoshopped images sought to provide a visual representation of the proposed outbuilding, however, it is considered that the images do not provide an accurate representation of the visual impacts arising from the scheme.

The outbuilding would be finished in stained timber, giving it a subdued appearance when viewed alongside the surrounding trees and hedges. Consequently, it would not appear as prominent as suggested in the photographs below. Furthermore, the outbuilding would be partially screened by the existing hedgerow and lime tree, as depicted in the proposed block plan (drawing number E101), which would be retained. It is also worth noting that, due to the open style of the terraced area, the outbuilding would not be a completely enclosed structure. Therefore, the views will filter through the proposed outbuilding.



“View from north at 10 metres distance”



“Views from 70 metres distance”



"Views from 100 metres distance"