

1. DESCRIPTION OF SITE AND PROPOSAL

- 1.1 This is a householder application for a number of alterations and extensions to Castle Farm, Ashley Road, a dwelling located with Charlton Kings parish. A part of the site is within the Battledown Estate however the house itself is not.
- 1.2 The application is largely retrospective as the majority of works have already been carried out because the applicant believed the development to be permitted development following the issuing of a Lawful Development Certificate in March 2013; the certificate however was issued in error due to discrepancies on the submitted plans.
- 1.3 The application is before planning committee following an objection from the parish council which simply relates to the fact that the works have been undertaken without previously securing planning permission. Whilst the objection does not relate to a material planning consideration, and cannot influence the outcome of the application, the Chair and Vice Chair consider that the objection is one which requires a committee assessment.

2. CONSTRAINTS AND RELEVANT PLANNING HISTORY

Constraints

None

Relevant Planning History

13/00370/CLPUD

Certificate Issued

13th March 2013

Extensions and alterations to dwelling

3. POLICIES AND GUIDANCE

Adopted Local Plan Policies

CP 1 Sustainable development
CP 3 Sustainable environment
CP 4 Safe and sustainable living
CP 7 Design
GE 6 Trees and development

Supplementary Planning Guidance/Documents

Residential alterations and extensions (2008)

National Guidance

National Planning Policy Framework

4. CONSULTATIONS

Parish Council

30th July 2013

OBJECTION A development of this scale should not have been undertaken without having previously secured planning permission.

5. PUBLICITY AND REPRESENTATIONS

Letters of notification were sent out to three neighbouring properties. In response, two letters of representation have been received from the neighbours at Overdale House &

Fremlington, Ashley Road relating to inaccuracies in the submission; the comments have been circulated to Members in full.

6. OFFICER COMMENTS

- 6.1 The application proposes a number of alterations and extensions that to date have been carried out to a very high standard and fully accords with the aims and objectives of local plan policy CP7 relating to design. The Battledown Estate is characterised by large detached dwellings in good sized plots but which vary greatly in age and architectural style. Therefore, whilst the scale and character of this dwelling will be altered somewhat, the building will sit comfortably in its surroundings. The applicant is proposing a largely painted render finish together with a clay roof tile, and timber casement windows and doors.
- 6.2 Following discussions with the neighbour at Overdale House, the applicant has omitted a window to the extension over the garage together with two east facing roof lights which were originally shown in the Lawful Development Certificate submission. As a result, the proposals will not have any unacceptable impact on neighbouring amenity in terms of privacy, daylight or outlook and are in accordance with the requirements of local plan policy CP4 relating to safe and sustainable living.
- 6.3 During the course of the application, revised plans have been submitted by the applicant to address the inaccuracies referred to in the neighbours' representations together with an updated application form.
- 6.4 The application does not propose a new or altered vehicular access to the site. The additional entrance which has been formed for ease of access during construction works is a temporary measure; the applicant is proposing to reinstate the hedge on completion.
- 6.5 With all of the above in mind, the recommendation is to permit the application subject to the following condition. Additional conditions are not considered to be necessary given the retrospective nature of the application.

7. CONDITIONS

- 1 The development hereby permitted shall be carried out in accordance with Drawing Nos. 1215.02A and 1215.03A received by the Local Planning Authority on 9th September 2013.
Reason: To ensure the development is carried out in strict accordance with the approved drawings.

INFORMATIVE

- 1 In accordance with the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2012 and the provisions of the NPPF, the Local Planning Authority adopts a positive and proactive approach to dealing with planning applications and where possible, will seek solutions to any problems that arise when dealing with a planning application with the aim of fostering the delivery of sustainable development.

At the heart of this positive and proactive approach is the authority's pre-application advice service for all types of development. Further to this however, the authority publishes guidance on the Council's website on how to submit planning applications and provides full and up-to-date information in relation to planning applications to enable the applicant, and other interested parties, to track progress.

In this instance, having had regard to all material considerations, the application constitutes sustainable development and has therefore been approved in a timely manner