

## DEVELOPMENT CONTROL BOARD

4 July 2019

**Reference:** 18/01669/FUL **Officer:** Mrs Emma Eisinger

**Location:** Adjacent 31 School Lane  
Bean  
Kent  
DA2 8AL

**Proposal:** Erection of an attached 2 bed dwelling

**Applicant:** Mr A Maryan

**Agent:** Marshall Carley Architects Ltd/Mr Tim Marshall

**Parish / Ward:** Bean Parish Council OLD 2019 / Bean & Darenth (OLD)

### RECOMMENDATION:

Approval

### SITE DESCRIPTION

(1) The application site lies immediately to the west of no. 31 School Lane - a new property built under a 2016 planning permission (16/02102/FUL). The site currently forms part of the side/rear garden of that property. The site area totals 0.03ha and is rectangular in shape. Nos. 15-21 Page Close back onto an alleyway which runs along the western boundary of the site. These properties sit at a higher ground level than the application site by approximately 1-1.8 metres. There is a 300mm-1m high retaining wall within the application site that runs close to and parallel with the western boundary of the site. Tall (approx. 6-9m) leylandii and conifer trees also run parallel with the western boundary of the site.

(2) The application site lies towards the north-eastern edge of the village of Bean. The area is characterised by residential properties with paddock and agricultural land to the east and pockets of woodland (some of which is designated as Ancient Woodland) in the wider area. Green Belt surrounds the village of Bean but falls outside of the application site. The site lies within Groundwater Protection Zone 1.

(3) Nos. 31, 32 and 33 School Lane form a new housing development of two storey 3 and 4 bedroom properties that replaced a public house known as The Royal Oak. All properties have parking to the front accessed off School Lane and no. 33 has additional parking accessed off Sandy Lane to the north.

### THE PROPOSAL

(4) The proposed new dwelling would be attached to the flank wall of no. 31 School Lane. It would be a chalet bungalow with one bedroom at ground floor and a second bedroom with en-suite at first floor. The application documents note that the dwelling would be to accommodate a disabled person with a live-in carer. A small rear garden at a depth of 7.2 metres would be provided. The existing leylandii trees along the western boundary would be removed as part of this proposal and replaced with a hedge that would be retained at an approximate height of 2.5m.

(5) The plans show that vehicular access would be taken from School Lane via the existing vehicular crossing that currently provides access to nos. 31 and 32 School Lane. Access to the property would be via the frontage of no. 31 School Lane which is in the applicant's ownership.

One parking space is shown on the proposed plans but there is potential for additional parking to the front of the proposed dwelling and within the application site.

(6) The application site includes the frontage of nos. 31 and 32 School Lane owing to the fact that the proposed development would result in the need to re-arrange the approved parking and turning layout under the 2016 approval (16/02012/FUL) for those properties. The old arrangement showed two parking spaces for each dwelling set out parallel to the road with a central turning area. The two parking spaces serving no. 31 were shown to be within the current application site. The new parking layout shows two parking spaces for each of the existing properties at right-angles to the road in a tandem arrangement. It was noted when I visited the site that the 'proposed' parking arrangement was already in place and did not conform with the approved plans for the 2016 permission. The current proposal, if approved, would therefore formalise the current parking layout. Although it should be noted that there was no condition on the 2016 permission requiring the parking to be provided in accordance with the approved plans and retained as such.

(7) There were also other discrepancies between the development on site and the 2016 approved plans such as the loose surface of the parking area, the extent and shape of the passing place to the front of the site and the provision of a fence within the approved visibility splays. The applicant has sought to address these matters as part of the current planning application. The proposed plans show the relocation of the fence to outside of the visibility splays and an area of bound surface material to the front of no. 31 School Lane.

#### RELEVANT HISTORY

(8) 13/00848/FUL - Demolition of existing public house and erection of a terrace of 6 No. 3 bed houses incorporating dormer windows in rear elevations in connection with providing additional rooms in the roof space together with associated parking - refused and appeal dismissed. The Inspector concluded that although the site was sustainably located, the proposal would fail to provide affordable housing and would have an oppressive and overbearing impact on nos. 16 and 17 Page Close and overlooking of no. 2 Barnfield Cottages.

(9) 13/01645/FUL- Demolition of existing public house and erection of 5 x 3 bed and 1 x 4 bed houses incorporating dormer windows in rear elevations in connection with providing additional rooms in the roof space together with associated parking - refused on the grounds that the development was 'over-dense' in an unsustainable location and the loss of the pond.

(10) 14/01469/COU - Change of use and conversion of existing public house to four bedroom detached dwelling and erection of a detached four bedroom dwelling with ancillary parking and bin storage - approved.

(11) 16/00129/COU - Erection of part single/part two storey/part first floor side/rear extension, roof extension to rear and provision of dormer windows in front elevation in connection with providing additional rooms in the roof space for change of use and conversion of existing public house to four bedroom detached dwelling - approved.

(12) 16/02012/FUL - Demolition of former public house and erection of pair of semi-detached 3 bedroom dwellings - approved.

(13) 17/00139/NONMAT - Application for a non-material amendment following grant of planning permission DA/14/01469/COU in respect of inclusion of two roof lights to front elevation and the removal of side bay window with replacement and repositioned smaller flush side window within new build detached four bedroom dwelling - approved.

(14) 17/00479/NONMAT - Application for a non-material amendment following grant of planning permission DA/16/02012/FUL in respect of removal of chimneys and relocation of single storey side element of one dwelling to match the reduced single storey rear element on the other - approved.

## COMMENTS FROM ORGANISATIONS

(15) Bean Parish Council objects to the application on the grounds that the permission was refused in 2013 and 2014 for a similar development. They note that there is no direct access to the property. They consider that the impact on nos. 16-18 Page Close would be considerable in their view given the 11m distance between the rear elevations of these properties and the application site and the proposed side windows only 8 m from the conservatory to 16 Page Close. The existing trees along the boundary, which currently provide screening, would be removed. Lastly they are concerned about the 'means of egress and ingress to the property' which would be 'extremely difficult and dangerous, especially when approaching from School Lane/Page Close direction.'

(16) Kent Fire and Rescue confirm that the means of access is considered satisfactory.

(17) Southern Water note that the exact position of public sewers will need to be determined before the layout is finalised and that there should be no development within 3 metres of the sewer and no soakaways within 5 metres of the sewer. A formal connection to the foul sewer should be made by the developer. Surface water drainage cannot rely on public surface water sewers and alternative means of drainage will be required.

(18) Environmental Health request the submission of a Construction Method Statement and recommended a condition to control the hours of construction.

(19) Kent Highways have no objection to the proposals but note that the fence line and hedging that is currently within the visibility splay should be reduced to no more than 600mm in height.

## NEIGHBOUR NOTIFICATION

(20) Bean Residents Association object on the grounds that the new house is only 11m from the back wall of 16-18 Page Close, the new house is only 8m from the conservatory of 16 Page Close, previous applications have been refused for development across the Royal Oak garden. They also consider that a Design and Access Statement should have been submitted, that the trees along the western boundary should not be removed and their removal would be harmful to wildlife. They highlight the differences to the passing place and the parking arrangement at the front of the site. They consider that the side garden should remain open and undeveloped and the development is intrusive in this village location.

(21) Four representations have been received from local residents. Their comments are as follows:

- The house is not in-keeping with the other properties in the area;
- Cutting down the trees will remove privacy of the houses in Page Close;
- Over-intensification of the site;
- Dangerous entry and exit from the house unless the neighbour's driveway is used;
- The application site was originally intended to be the garden of 31 School Lane;
- Previous applications for four dwellings have been refused;
- The application site includes land within separate ownership;
- The proposed plan is not representative of the actual layout on site;
- The new section of tarmac will affect the appearance of the development;
- The visibility splays will not be suitable for vehicles existing the proposed property;
- Construction vehicles in association with the development would damage the gravel driveway;
- The development would be less than 8m from the conservatory of no. 16 Page Close;
- Access to the site via School Lane - a single track road would be dangerous;
- The proposed development would be close to large established trees that provide screening;

- Constructing another property would affect the 'presentation' of the area and would devalue their property.

## RELEVANT POLICIES

(22) The Dartford Core Strategy 2011, the Dartford Development Policies Plan 2017 and the Kent Minerals and Waste Local Plan 2016 form the Dartford's Development Plan and the application should be determined against this unless material considerations indicate otherwise.

(23) Adopted Dartford Core Strategy adopted 2011

CS1: Spatial Pattern of Development

CS10: Housing Delivery

CS17: Design of Homes

CS18: Housing Mix

(24) Adopted Dartford Development Policies Plan 2017

DP1: Presumption in favour of sustainable development

DP2: Good Design

DP3: Transport Impacts of Development

DP4: Transport Access and Design

DP5: Environmental and Amenity Protection

DP6: Sustainable Residential Location

DP7: Borough Housing Stock and Residential Amenity

(25) Dartford Parking Standards Supplementary Planning Document 2012

(26) Housing Windfall Supplementary Planning Document 2014

(27) The NPPF is also a material consideration.

## COMMENTS

### Key Issues

(28) I consider the key issues to be the principle of the development (including windfall assessment), the impact on visual amenities, the impact on residential amenities (existing surrounding and future occupants), the impact on highway safety and amenity as well as other matters.

### Principle:

(29) The application site lies within the village of Bean and is outside of the Green Belt designation. The provision of new dwellings on land that has not been identified for such development within the adopted Local Plan should be carefully considered against policies CS10, DP6 and DP7. In addition, the Housing Windfall SPD is a material consideration.

(30) As the most up-to-date planning policy, Policy DP6 is the starting point now for considering windfall sites. Policy DP6 advises that unplanned windfall residential development may be permitted following assessment in accordance with Core Strategy Policy CS10:4&5, as well as other development plan policies and material considerations. CS10 4 directs assessments of windfall sites to consider the sustainability of the site for housing development, whether the benefits outweigh the disbenefits of the scheme and the capacity of the infrastructure to serve the development. CS10 5 identifies the need to monitor infrastructure and put measures in place to address concerns. Policy DP6 responds to this latter criterion to some extent.

(31) It should also be noted that Policy DP6 directs new housing developments of 5 or more units to previously developed/brownfield land. This is to ensure that the Core Strategy target of 80% of development on brownfield sites. Although this proposal is only for 1 additional

dwelling, directing development towards brownfield land is still preferable noting the wording at paragraph 9.21 in the supporting text to Policy DP6 - residential development of unplanned greenfield sites must only be exceptional. Coupled with this is Policy DP7 which seeks to maintain garden land (classed as greenfield in built-up areas such as this). As the application site forms part of the side/rear garden of no. 31 School Lane, it is classed as greenfield land and is not previously developed.

(32) The Council published a windfall sites supplementary planning document (SPD) in October 2014 which clarifies how Policy CS10 is to be assessed. It seeks to ensure that windfall sites are considered against the same assessment criteria as the identified sites for the SHLAA.

(33) In assessing the development against policies DP6 and CS10, I note that the supporting text to Policy DP6 recognises that the consideration to the needs for social, community and green infrastructure as required will relate to the scale of the development proposed. Whilst this is a relevant consideration for major sites this is difficult to consider on smaller sites such as this. I am of the opinion therefore that the main consideration with regard to the sustainability for this small site development is its location and access to services and facilities.

(34) In assessing the accessibility of this site, I am mindful of the recent planning approvals for the 3 new houses as a replacement of the Royal Oak Public House, on the same land that the current application site sits upon. I am also mindful that the Inspector who considered the appeal against the refusal of 13/00848/FUL did not consider the site to be 'unsustainable' and noted it is within 'walking and bicycling distance' of many village services.

(35) The site is approx. 630m from the local primary school and 680m (via public rights of way) to the High Street. The site is also a short walk from bus stops that provide regular services to a number of destinations. Overall, I consider that this site is accessible and generally sustainably located.

(36) The loss of the garden land to the side of no. 31 School Lane is a disbenefit of the scheme. Policy DP7 states that inappropriate development on residential garden land will be resisted. Proposals will be permitted only where it is shown development would not result in harm (individually or cumulatively) from the loss of choice and diversity of stock of housing and gardens and/or the erosion of the local character. The historic pattern and form of development is a consideration in this respect as well as consideration of the impact on residential amenities. In considering the loss of this garden land, I am mindful that this is a new property with garden land to the side as well as to the rear. On examination of the pattern of development in the immediate and wider area, it is clear that this is atypical of the surrounding garden arrangements. The majority of properties in this area have small-medium sized gardens to the rear. In this respect, the proposal would not deteriorate the character of the area in my view and would reinforce the prevailing pattern of development. The impact on residential amenities will be considered in detail below but for the purposes of applying Policy DP7, I am of the view that this development would be acceptable.

(37) In terms of an overall assessment of the benefits vs the disbenefits of the proposal, I consider the disbenefits to be the cumulative impact of additional pressure from new unplanned housing development on local amenities and infrastructure and the development of a greenfield site but have not identified any site specific disbenefits in terms of impacts on the surrounding residents, character and visual amenities as will be discussed in more detail below. The benefit of providing one additional dwelling is of course given some weight, although this will be very limited given the very small contribution to the supply of housing as well as the fact that DBC are in a very strong position in respect of its housing land supply and has a good record of housing delivery. However, I consider that the disbenefits are reduced by the sustainable location of the site. Overall, I consider that the development is an acceptable windfall scheme.

Visual amenities:

(38) The proposal would attach onto the flank elevation of a 2 storey dwelling and would have a hipped roof design. There is a mix of building designs in the area and I am of the view

that the development would generally be in-keeping with the prevailing scale and form of built development. Subject to appropriate finishing materials, I do not consider that the proposed dwelling would be harmful to visual amenities.

(39) The proposal would include the removal of the row of approximately 6-9m high leylandii / conifer trees along the western boundary. This is partly because the new dwelling is likely to affect the roots of some of the trees and partly because the trees overshadow the rear garden of no. 31 School Lane and would overshadow the garden of the proposed dwelling. The species of tree is not native and the trees are of a fairly poor quality in my view. It is my view that they offer little to the overall character and appearance of the area. The proposal includes the planting of a tall hedge along the western boundary and would offer some compensatory soft landscaping. I therefore consider that the removal of the leylandii trees would not be harmful to the visual amenities of the area.

(40) The re-arranged parking layout has resulted in little opportunity for soft landscaping to the front of the site with much of the frontage hardsurfaced. However, raised planting beds have been provided to the front of nos. 31 and 32 School Lane and I have recommended a landscaping condition to ensure that additional planting can be provided to the frontage of the new dwelling.

(41) Overall I consider that the proposal would have no undue impact on visual amenities which could justify a refusal of planning permission.

Residential amenities:

(42) The flank elevation of the proposed dwelling would be 12.2 metres from the rear elevation of 18 Page Close and 17.5m from the rear elevation of 19 Page Close (the properties most affected by the proposal). I have noted above that the Page Close properties sit at a higher ground level than the application site by approximately 1-1.8m and this will reduce the impact to some extent. I am also mindful that the proposed dwelling would have a hipped roof design and is a chalet bungalow. I therefore consider that the new dwelling would have an acceptable impact on the Page Close properties in terms of overbearing/overshadowing. I also note that the removal of the leylandii trees would improve the levels of sunlight that the Page Close gardens would receive, especially in the morning as the sun rises.

(43) Contrary to the comments of the neighbours, the new dwelling would be over 12 m from the conservatory of no. 16 Page Close and would not be directly behind this property. I therefore consider that there would be no harmful impact on this particular property. The proposed dwelling would be over 25 metres from the rear garden of the Barnfield Cottage properties, on the other side of School Lane, and so no harmful overlooking would be created.

(44) There are two proposed ground floor windows within the flank elevation of the proposed dwelling facing the Page Close properties. These would have no view of the rear gardens or rear elevations of the Page Close properties given the lower ground level of the application site and the presence of close boarded fences to the rear of the Page Close gardens. I therefore consider that the proposed development would not result in loss of privacy to the surrounding properties.

(45) The Page Close properties would have some view of the rear garden of the proposed new dwelling. The application drawings provide a section through the site demonstrating the distance and views into the application site from the Page Close properties which would be reduced by the lower ground level of the application site. I am confident that there would be a sufficient amount of private garden space for the proposed dwelling to ensure that the amenities of the future residents are not adversely affected by overlooking. I also note that a hedge is proposed to be planted along the western boundary which would help to improve the privacy to some extent.

(46) The proposal would result in the reduction in the size of the garden space for no. 31 School Lane. No. 31 School Lane would be left with a garden area of 41 sq.m which would have a depth of 6.8m. I do have some concerns about the limited size of the remaining amenity

space for no. 31 School Lane which is a 3 bedroom dwelling and have raised this with the applicant. The applicant points out that the garden for no. 31 would only be very slightly smaller than the garden that was approved for no. 32 School Lane which is also a 3 bedroom property. I have also considered the garden areas of the surrounding properties and note that the garden space for no. 31 and the proposed dwelling would only be marginally smaller than the average garden space for the area. I am also mindful that the removal of the tall leylandii trees as part of this proposal would improve levels of sunlight and daylight reaching the garden areas to no. 31 and the proposed dwelling. On balance therefore, I consider that it would be difficult to demonstrate sufficient harm which justifies the refusal of planning permission for the remaining garden area for no. 31 School Lane and the proposed garden space for the new dwelling. Given the very limited garden space for the proposed dwelling, I am of the view that it is reasonable to remove permitted development rights for extensions and outbuildings to the property. I also note that the permitted development rights for extensions and outbuildings was removed for nos. 31 and 32 School Lane under the 2016 permission on the grounds of the limited garden space.

(47) The internal space provided for the new dwelling would be compliant with Nationally Described Space Standards.

(48) I therefore consider that the proposal would have no undue impact on the residential amenities of surrounding properties or the future residents of the proposed dwelling.

Highways safety and amenity:

(49) The proposal requires the re-arrangement of the parking spaces for the 2 existing properties - 31 and 32 School Lane. The Parking Standards SPD requires the provision of 2 parking spaces for the existing 3 bedroom dwellings - 31 and 32 School Lane and 1.5 spaces for the proposed 2 bedroom dwelling. In addition, one visitor space should be provided. The overall parking requirement for the 3 properties is therefore rounded up to 7 spaces. The proposed plans show 5 parking spaces across the frontage of the site. However, there is sufficient space within the site to accommodate an additional 2 parking spaces on the existing hard-surfaced area whilst still allowing access to the new dwelling via the frontage of no. 31. I therefore consider that the proposed new dwelling and resulting re-arrangement to the parking layout for the existing 2 dwellings is acceptable.

(50) The proposal shows that there would be a new 'bound surface' finish to part of the parking area so as to prevent loose gravel from being tracked onto the highway. The details of the type of bound surface which would be agreed under the landscaping condition.

(51) The drawings show adequate visibility splays and a condition is recommended to ensure that these are provided and retained. The passing place that was required under the 2016 permission (16/02012/FUL) has not been provided in accordance with the approved plans. This application seeks to regularise the altered design which does not extend as far to the south as previously agreed. Kent Highways have reviewed the plans and are content that the passing place currently provided and as shown on the proposed plans would be acceptable. I therefore have no reason to consider that the current proposal with revised passing place would be detrimental to highway safety and amenity.

(52) Overall I consider that the proposal would have no undue impact on highway safety and amenity.

Other issues

(53) It is noted that the applicant seeks to provide the new property as an 'accessible' dwelling with accommodation at ground floor suitable for a wheelchair user and a carer's bedroom at first floor. Whilst this is to be supported, I do not consider that the development would be unacceptable without this type of accommodation being provided. As such, I do not give it more than limited weight in the determination of this application and do not consider it appropriate to apply a condition to require the accommodation to be solely used by a wheelchair

user. I have however recommended a condition to secure the dwelling as wheelchair adaptable/accessible in accordance with Policy DP8.

(54) The loss of trees may result in some loss of habitat for wildlife. However, there is no evidence of protected species at this site. I note that the trees are not protected under a Tree Preservation Order and could be removed at any time. I have recommended an informative to advise the applicant of the need to consider the potential presence of birds and bats.

#### FINANCIAL BENEFITS

(55) Under section 75ZA of the Town and Country Planning Act officer reports to the Development Control Board are required to include a list of 'financial benefits' which are likely to be obtained by the authority as a result of the development. A 'financial benefit' must be recorded regardless of whether it is material to the Council's decision. Government advice is that the decision maker should consider whether it is a material consideration in the consideration of a planning application.

(56) In this particular case the following are the 'financial benefits' which I am aware of:  
Community Infrastructure Levy: CIL is charged on the net increase in floorspace of the proposed development and in this case a chargeable area of 99 square metres results in a CIL liability of £26,510.46 which subject to indexation will be paid on implementation. As Members are aware the CIL money achieved from developments goes into a pot and must be used to fund infrastructure to support development in the area, this includes new schools and strategic junction improvements where the money will be paid to the authorities responsible for providing these services. In addition 15 % of the CIL payment will be passed to Bean Parish Council in accordance with CIL Regulations. I consider that this is a material consideration with regard to this proposal, as if the development were to commence, CIL monies received will assist in the delivery of infrastructure projects that supports local development.

(57) New Homes Bonus: is a grant paid by central government to local councils to reflect and incentivise housing growth in their areas. It is based on the amount of extra Council Tax revenue raised for new homes. Allocations are set by Government each year and so the amount of New Homes Bonus is not fixed for this proposal. I consider this is not a material consideration with regard to the determination of the planning application.

#### HUMAN RIGHTS IMPLICATIONS

(58) I have considered the application in the light of the Human Rights Act 1998. I am satisfied that my analysis of the issues in this case and my consequent recommendation are compatible with the Act.

#### PUBLIC SECTOR EQUALITY DUTY

(59) Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

#### ENVIRONMENTAL IMPACT ASSESSMENT REQUIREMENTS

(60) In relation to the Town and Country Planning (Environmental Impact Assessment Regulations) 2017) the proposal is not Schedule 1 or Schedule 2 development. It is not considered to require a screening opinion.

#### CONCLUSIONS AND REASONS FOR RECOMMENDATION

(61) Having considered the comments from consultees, the Parish Council and local residents as well as the relevant planning policies, I am of the view that the development is acceptable in principle. The proposal would not cause harm to visual or residential amenities and would not cause any highway safety or amenity concerns which would justify a refusal of planning permission. I therefore consider that the application should be approved subject to



the conditions set out below and the receipt of amended plans to remove reference to tarmac at the back edge of the passing place.

**RECOMMENDATION:**

Planning permission is granted for the reasons set out in the report and subject to the following conditions:

Conditions:

- 01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 01 In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
- 02 The development shall be carried out in accordance with the following plans and documents: 18-216-15 rev. A; 18\_216-1618\_216-30 rev. A; 18\_216-20; 18\_216-21; 18\_216-17.
- 02 For the avoidance of doubt and to ensure a satisfactory form of development.
- 03 Before commencement of the development beyond slab level, details and samples of all materials to be used externally shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 03 To ensure that the development does not harm the character and appearance of the existing building or the visual amenity of the locality in accordance with Policy DP2 of the adopted Dartford Local Plan.
- 04 No construction work shall take place on the site outside the hours of 0800 to 1800 Mondays to Fridays inclusive, and 0800 to 1300 on Saturdays with no working on Sundays and Bank Holidays, unless otherwise agreed in writing with the Local Planning Authority.
- 04 To protect the amenities of the residents of nearby dwellings in accordance with Policies DP5 and DP20 of the adopted Dartford Local Plan.
- 05 If during any works contamination is encountered which has not previously been identified, then no further development shall be carried out (unless otherwise agreed in writing with the Local Planning Authority) until the developer has submitted and received approval of an assessment of this unsuspected contamination together with an appropriate remediation scheme that is implemented as approved.
- 05 In the interests of safety and amenity in accordance with Policy DP5 of the adopted Dartford Local Plan and/or the protection of Controlled Waters.
- 06 Prior to occupation of the development hereby approved, a landscaping scheme including: hard and soft landscaping and details of boundary treatment, shall be submitted to and approved by the Local Planning Authority and shall be implemented prior to first occupation (unless this falls outside of the planting season in which case it shall be implemented at the first opportunity during the following planting season, between October and March inclusive). Such landscaping shall thereafter be maintained for a period of five years. Any trees, shrubs or grassed areas which die, are removed or become seriously damaged or diseased within this period shall be replaced within the next planting season with plants of similar species and size to that approved.
- 06 To safeguard the visual amenities of the locality in accordance with Policies DP2 and DP25 of the adopted Dartford Local Plan.

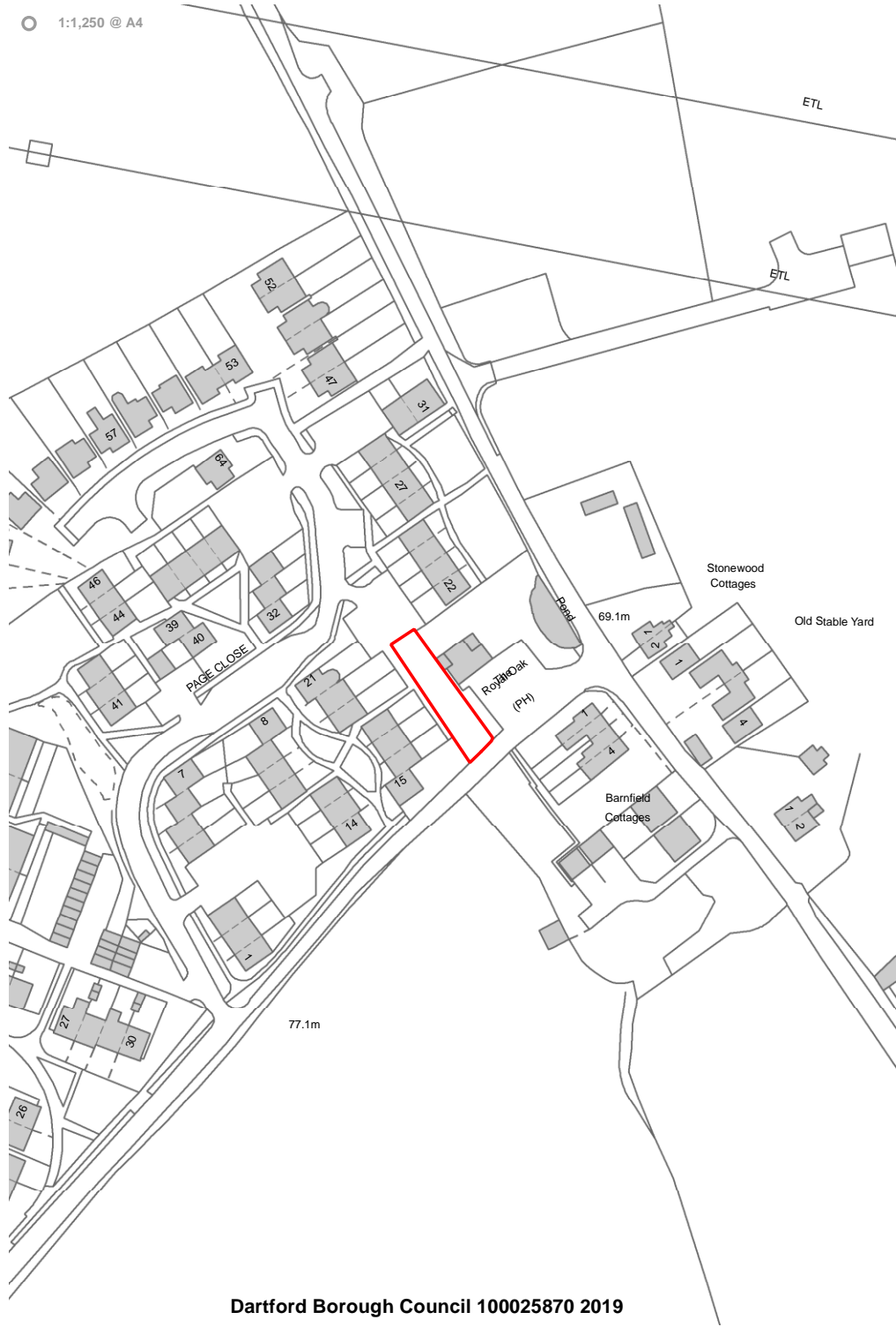
- 07 Prior to occupation of the development hereby approved, visibility splays as shown on the approved plans shall be provided and thereafter there shall be no obstruction exceeding 600mm within the splays.
- 07 In order to ensure that the development does not prejudice the free flow of traffic and condition of safety on the highway nor cause inconvenience to other highway users in accordance with Policy DP4 of the adopted Dartford Local Plan.
- 08 Prior to occupation of the development hereby approved 7 parking spaces including one visitor space each measuring a minimum 5m by 2.5m shall be provided within the application site and kept available for such use at all times and no development whether permitted by the Town and Country Planning (General Permitted Development) Order 2015 or not, shall be carried out on that area of land or to preclude vehicular access thereto.
- 08 To ensure the permanent retention of satisfactory car parking facilities in accordance with the Local Planning Authority's standards and Policies DP4 and DP5 of the adopted Dartford Local Plan.
- 09 No part of the development hereby approved shall be occupied until evidence has been submitted to the Local Planning Authority confirming that the Building Regulations Part M4(2) or Part M4(3) Wheelchair Adaptable or Accessible Dwellings have been implemented for the approved dwelling and signed off under Building Regulations 2015 (or any subsequent amendments).
- 09 In accordance with the requirements of Policy DP8 of the adopted Dartford Local Plan.
- 10 No infiltration of surface water drainage into the ground is permitted other than with the written consent of the local planning authority. The development shall be carried out in accordance with the approved details.
- 10 To prevent pollution of the water environment in accordance with policies DP2, DP4 and DP5 of the adopted Dartford Development Policies Plan (2017).
- 11 Notwithstanding the provisions of the Schedule 2, Part 1, Classes A and E of Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order) no extensions, alterations or other form of enlargement to the residential development hereby permitted, nor outbuildings, shall take place without the prior written permission of the Local Planning Authority.
- 11 To enable the Local Planning Authority to consider any further development on its merits, having regard to the amount of development already permitted on the site and in accordance with Policy DP2 of the adopted Dartford Local Plan.

## **INFORMATIVES**

- 01 It appears that this development involves work close to a boundary, which may come under the terms of the Party Wall etc. Act 1996. If it does, you will need to serve notice on your neighbour before undertaking any work. It would therefore be advisable for you to ensure that you meet any requirements of the Act before starting any work.
- 02 With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Southern Water.

- 03 If planning permission is granted for the development which is the subject of this notice, liability for a Community Infrastructure Levy (CIL) payment is likely to arise. Persons with an interest in the land are advised to consult the CIL guide on Dartford Council's Website (<http://tinyurl.com/DartfordCIL>) for information on the charge and any exemptions or relief, and to submit the relevant forms (available from [www.planningportal.gov.uk/cil](http://www.planningportal.gov.uk/cil)) to the Council before commencement to avoid additional interest or surcharges. If liable, a CIL Liability Notice will be sent detailing the charges, which will be registered as a local land charge against the relevant land.
- 04 Care should be taken to consider nesting birds between March and September as in accordance with the Wildlife and Countryside Act 1981 and also the protection of bats under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations (2017) (as amended).

1:1,250 @ A4



Dartford Borough Council 100025870 2019

<b>Application No.:</b>	18/01669/FUL
<b>Address :</b>	Adjacent 31 School Lane Bean Kent DA2 8AL
<b>Date:</b> 19 June 2019	<b>Scale:</b> Not to Scale