

# Public Document Pack



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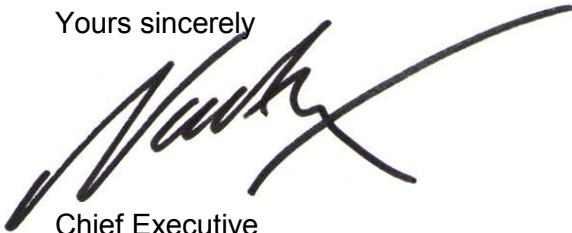
3 June 2013

Dear Councillor

NOTICE IS HEREBY GIVEN THAT a meeting of the **PLANNING COMMITTEE** will be held in the Council Chamber at these Offices on Thursday 13 June 2013 at 6.00 pm when the following business will be transacted.

Members of the public who require further information are asked to contact Jemma Duffield on (01304) 872305 or by e-mail at [jemmaduffield@dover.gov.uk](mailto:jemmaduffield@dover.gov.uk).

Yours sincerely



Chief Executive

## Planning Committee Membership:

Councillor F J W Scales (Chairman)  
Councillor B W Butcher (Vice-Chairman)  
Councillor B Gardner (Spokesperson)  
Councillor J S Back  
Councillor T A Bond  
Councillor J A Cronk  
Councillor P J Hawkins  
Councillor K E Morris  
Councillor R S Walkden  
Councillor P M Wallace

## AGENDA

### 1 **APOLOGIES**

To receive any apologies for absence.

### 2 **APPOINTMENT OF SUBSTITUTE MEMBERS**

To note appointments of Substitute Members.

### 3 **DECLARATIONS OF INTEREST**

To receive any declarations of interest from Members in respect of business to be transacted on the agenda.

Where a Member has a new or registered Disclosable Pecuniary Interest (DPI) in a matter under consideration they must disclose that they have an interest and, unless the Monitoring Officer has agreed in advance that the DPI is a 'Sensitive Interest', explain the nature of that interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a DPI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation permitting them to do so. If during the consideration of any item a Member becomes aware that they have a DPI in the matter they should declare the interest immediately and, subject to any dispensations, withdraw from the meeting.

Where a Member is declaring an Other Significant Interest (OSI) they must also disclose the interest and explain the nature of the interest at the meeting. The Member must withdraw from the meeting at the commencement of the consideration of any matter in which they have declared a OSI and must not participate in any discussion of, or vote taken on, the matter unless they have been granted a dispensation to do so or the meeting is one at which members of the public are permitted to speak for the purpose of making representations, answering questions or giving evidence relating to the matter. In the latter case, the Member may only participate on the same basis as a member of the public and cannot participate in any discussion of, or vote taken on, the matter and must withdraw from the meeting in accordance with the Council's procedure rules.

### 4 **MINUTES**

To confirm the Minutes of the meetings of the Committee held on 16 May 2013 and 30 May 2013 (to follow).

### 5 **ITEMS DEFERRED** (Page 4)

To consider the attached report of the Regeneration and Development Manager.

## **ITEMS WHICH MAY BE SUBJECT TO PUBLIC SPEAKING** (Pages 5 - 8)

### 6 **APPLICATION NO DOV/13/0142 – OUTLINE APPLICATION FOR THE ERECTION OF A DETACHED CHALET BUNGALOW - PINE COTTAGE, MANOR AVENUE, DEAL** (Pages 9 - 15)

To consider the attached report of the Head of Regeneration and Development.

### 7 **APPLICATION NO DOV/12/00440 - OUTLINE PERMISSION (WITH ALL MATTERS RESERVED EXCEPT ACCESS) FOR CONSTRUCTION OF UP TO 521 RESIDENTIAL UNITS (USE CLASS C3); UP TO 9,335SQM 90 APARTMENT RETIREMENT VILLAGE (USE CLASS C2); UP TO 730SQM HEALTH FACILITY (USE CLASS D2); CONVERSION OF THATCHED BARN TO PUB/RESTAURANT (USE CLASS A4/A3); CONVERSION OF STABLE BLOCK TO RETAIL SHOP (USE CLASS A1/A2); AND CONVERSION OF FARMHOUSE TO BED & BREAKFAST (USE CLASS C1) TOGETHER WITH ASSOCIATED LANDSCAPING AND ANCILLARY INFRASTRUCTURE AND WORKS AT GREAT**

**FARTHINGLOE FARM, DOVER – OUTLINE PERMISSION (WITH ALL MATTERS RESERVED) FOR CONSTRUCTION OF UP TO 7,400SQM 130 BED HOTEL & 150 PERSON CONFERENCE CENTRE (CLASS C1); AND CONVERSION OF THE DROP REDOUBT TO A MUSEUM/VISITOR CENTRE (USE CLASS D1) TOGETHER WITH ASSOCIATED LANDSCAPING AND ANCILLARY INFRASTRUCTURE AND WORKS AT LAND AT WESTERN HEIGHTS, DOVER – OUTLINE PERMISSION (WITH ALL MATTERS RESERVED EXCEPT LAYOUT AND ACCESS) FOR CONSTRUCTION OF UP TO 31 RESIDENTIAL UNITS (USE CLASS C3); AND RECONSTRUCTION OF THE VICTORIA HALLS TO PROVIDE 9 RESIDENTIAL UNITS (USE CLASS C3) TOGETHER WITH ASSOCIATED LANDSCAPING AND ANCILLARY INFRASTRUCTURE AND WORKS AT LAND AT WESTERN HEIGHTS, DOVER – PROVISION OF PEDESTRIAN ACCESS NETWORK TO FACILITATE ENHANCED RECREATION ACCESS TOGETHER WITH ASSOCIATED LANDSCAPING AND WORKS ON LAND AT GREAT FARTHINGLOE FARM AND WESTERN HEIGHTS, DOVER**

To consider the report of the Head of Regeneration and Development (to follow).

## **ITEMS WHICH ARE NOT SUBJECT TO PUBLIC SPEAKING**

### **8 ACTION TAKEN IN ACCORDANCE WITH THE ORDINARY DECISIONS (COUNCIL BUSINESS) URGENCY PROCEDURE**

To raise any matters of concern in relation to decisions taken under the above procedure and reported on the Official Members' Weekly News.

#### **Access to Meetings and Information**

- Members of the public are welcome to attend meetings of the Council, its Committees and Sub-Committees. You may remain present throughout them except during the consideration of exempt or confidential information.
- All meetings are held at the Council Offices, Whitfield unless otherwise indicated on the front page of the agenda. There is disabled access via the Council Chamber entrance and a disabled toilet is available in the foyer. In addition, there is a PA system and hearing loop within the Council Chamber.
- Agenda papers are published five clear working days before the meeting. Alternatively, a limited supply of agendas will be available at the meeting, free of charge, and all agendas, reports and minutes can be viewed and downloaded from our website [www.dover.gov.uk](http://www.dover.gov.uk). Minutes are normally published within five working days of each meeting. All agenda papers and minutes are available for public inspection for a period of six years from the date of the meeting. Basic translations of specific reports and the Minutes are available on request in 12 different languages.
- If you require any further information about the contents of this agenda or your right to gain access to information held by the Council please contact Jemma Duffield, Democratic Support Officer, telephone: (01304) 872305 or email: [jemmaduffield@dover.gov.uk](mailto:jemmaduffield@dover.gov.uk) for details.

**Large print copies of this agenda can be supplied on request.**

DOVER DISTRICT COUNCIL

REPORT OF THE HEAD OF REGENERATION & DEVELOPMENT

PLANNING COMMITTEE – 13 JUNE 2013

**CONSIDERATION OF THE FOLLOWING ITEMS HAS BEEN  
DEFERRED AT PREVIOUS MEETINGS**

Members of the Planning Committee are asked to note that the following application(s) have been deferred at previous meetings. Unless specified, these applications are not for determination at the meeting since the reason(s) for their deferral have not yet been resolved.

1. DOV/13/00142                      **Outline application for the erection of a detached chalet bungalow, Pine Cottage, Manor Avenue, Deal (Item 8 16 May 2013).** *Reported elsewhere on the agenda*

Background Papers:

Unless otherwise stated, the appropriate application file, the reference of which is stated.

**MIKE EBBS**

Head of Regeneration and Development

The Officer to whom reference should be made concerning inspection of the background papers is Abi Robinson, Planning Technician, Planning Section, Council Offices, White Cliffs Business Park, Dover (Tel: 01304 872471).

## **APPLICATIONS WHICH MAY BE SUBJECT TO PUBLIC SPEAKING**

### The Reports

The file reference number, a description of the proposal and its location are identified under a) of each separate item. The relevant planning policies and guidance and the previous planning history of the site are summarised at c) and d) respectively.

The views of third parties are set out at e); the details of the application and an appraisal of the proposal are set out at f) and each item concludes with a recommendation at g).

**Additional information received prior to the meeting will be reported verbally. In some circumstances this may lead to a change in the recommendation.**

Details of the abbreviated standard conditions, reasons for refusal and informatives may be obtained from the Planning Technician (telephone 01304 872471).

It should be noted, in respect of points raised by third parties in support of, or objecting to, applications that they are incorporated in this report only if they concern material planning considerations.

Each item is accompanied by a plan (for identification purposes only) showing the location of the site and the Ordnance Survey Map reference.

### Site Visits

All requests for site visits will be considered on their merits having regard to the likely usefulness to the Committee in reaching a decision.

The following criteria will be used to determine usefulness:

- the matter can only be safely determined after information has been acquired directly from inspecting this site.
- there is a need to further involve the public in the decision making process as a result of substantial local interest, based on material planning considerations, in the proposals.
- the comments of the applicant or an objector cannot be adequately expressed in writing because of age, infirmity or illiteracy;

The reasons for holding a Committee site visit must be included in the minutes.

### Background Papers

List of background papers: unless otherwise stated, the appropriate file in respect of each application, save any document which discloses exempt information within the meaning of the Local Government (Access to Information) Act 1985.

The Officer to whom reference should be made concerning inspection of the background papers is Abi Robinson, Planning Technician, Planning, Council Offices, White Cliffs Business Park, Dover (Telephone: 01304 - 872471).

## **IMPORTANT**

### **The Committee should have regard to the following preamble During its consideration of all applications on this agenda**

1. Section 70(2) of the Town and Country Planning Act 1990 requires that, in dealing with an application for planning permission, the local planning authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.
2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that "If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."
3. Planning applications which are in accordance with the relevant policies in the Development Plan should be allowed and applications which are not in accordance with those policies should not be allowed unless material considerations justify granting of planning permission. In deciding such applications, it should always be taken into account whether the proposed development would cause demonstrable harm to interests of acknowledged importance. In all cases where the Development Plan is relevant, it will be necessary to decide whether the proposal is in accordance with the Plan and then to take into account material considerations.
4. In effect, the following approach should be adopted in determining planning applications:-
  - (a) if the Development Plan contains material policies or proposals and there are no other material considerations, the application should be determined in accordance with the Development Plan;
  - (b) where there are other material considerations, the Development Plan should be taken as the starting point and the other material considerations should be weighed in reaching a decision;
  - (c) where there are no relevant policies in the Development Plan, the planning application should be determined on its merits in the light of all material considerations; and
  - (d) exceptionally, a development proposal which departs from the Development Plan may be permitted because the contribution of that proposal to some material, local or national need or objective is so significant that it outweighs what the Development Plan says about it.
5. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that, in considering planning applications for development affecting a listed building or its setting, special regard shall be had to the desirability of preserving the building, its setting or any special features which it possesses. Section 72 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of conservation areas when considering any applications affecting land or buildings within them. Section 16 requires that, when considering applications for listed building consent, special regard shall be had to the desirability of preserving the listed building, its setting, or features of special architectural or historic interest which it has.
6. Section 38(6) of the 2004 Act does not apply to the determination of applications for advertisement consent, listed building consent or conservation area consent. Applications for advertisement consent can be controlled only in the interests of amenity and public safety. However, regard must be had to policies in the Development Plan (as material considerations) when making such determinations.

### **The Development Plan**

7. The Development Plan in Dover District is comprised of:

The South East Plan 2009  
Dover District Core Strategy 2010  
Dover District Local Plan 2002 (saved policies only)  
Kent Minerals Local Plan : Brickearth 1986  
Kent Minerals Local Plan : Construction Aggregates 1993  
Kent Minerals Local Plan : Chalk and Clay and Oil and Gas 1997  
Kent Waste Local Plan 1997

## Human Rights Act 1998

During the processing of all applications and other items and the subsequent preparation of reports and recommendations on this agenda, consideration has been given to the implications of the Human Rights Act 1998 in relation to both applicants and other parties and whether there would be any undue interference in the Convention rights of any person affected by the recommended decision.

The key articles are:-

Article 8 - Right to respect for private and family life, home and correspondence. There shall be no interference by a public authority with the exercise of this right except such as is in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well being of the country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

Article 1 of the First Protocol - Right of the individual to the peaceful enjoyment of his possessions. No one shall be deprived of his possessions except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

Account may also be taken of:-

Article 6 - Right to a fair trial and public trial within a reasonable time.

Article 10 - Right to free expression.

Article 14 - Prohibition of discrimination.

The Committee needs to bear in mind that its decision may interfere with the rights of particular parties, particularly under Article 8 and Article 1 of the First Protocol. The decision should be a balanced one and taken in the wider public interest, as reflected also in planning policies and other material considerations.

(PTS/PLAN/GEN) HUMANRI

## **PUBLIC SPEAKING AT PLANNING COMMITTEE**

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1. The scheme for public speaking at Planning Committee only concerns matters relating to individual planning applications contained in the Planning Committee agenda and not to other matters including Tree Preservation Orders or Enforcement matters.
2. Any person wishing to speak at the Planning Committee should submit a written request using a form provided by the Council and indicating whether the speaker is in favour of, or opposed to, the planning application.
3. The period of notice shall be not later than two working days prior to the meeting of the Planning Committee.
4. Speaking opportunities shall be allocated on a first come, first served basis but with the applicant being given first chance of supporting the scheme. Applicants and third parties will be notified of any other requests to speak. The identified speaker may defer to another at the discretion of the Chairman of the Committee.
5. One person shall be allowed to speak in favour of, and one person allowed to speak against, each application. The maximum time limit will be three minutes per speaker and each person to speak once only when the application is first considered, even if an application is considered on more than one occasion. This does not affect a person's right to speak at a site visit if the Committee decides one should be held.
6. The procedure to be followed when members of the public address the Committee shall be as follows:
  - (a) Chairman introduces item.
  - (b) Planning Officer updates as appropriate.
  - (c) Chairman invites members of the public and Ward Councillor(s) to speak, with the applicant or supporter last.
  - (d) Planning officer clarifies as appropriate.
  - (e) Committee debates the application.
  - (f) The vote is taken.
7. In addition to the arrangements outlined in 5 above, District Councillors, who are not Members of the Committee may be permitted to address the Planning Committee for three minutes in relation to planning applications in their Ward. This is subject to giving formal written notice of not less than two working days and of advising whether they are for, or against, the proposals. In the interests of balance, a further three minutes' representation on the contrary point of view will be allowed from the identified speaker, or an additional speaker. If other District Councillors wish to speak, having given similar notice and with the agreement of the Chairman, this opportunity will be further extended as appropriate.
8. Agenda items will be taken in the order listed.
9. The Chairman may, in exceptional circumstances, alter or amend this procedure as deemed necessary.



DOVER DISTRICT COUNCIL

PLANNING COMMITTEE – 13 JUNE 2013

REPORT OF THE REGENERATION AND DEVELOPMENT MANAGER

- a) **DOV/13/0142 – Outline application for the erection of a detached chalet bungalow, Pine Cottage, Manor Avenue, Deal.**

Reason for report: The number of third party contrary views.

- b) **Summary of Recommendation**

Planning permission be granted.

- c) **Planning Policy and Guidance**

Dover District Local Plan (DDLPL)

- ‘Saved’ Policy HS2 states that on unallocated sites within the urban confines, housing development will be permitted provided housing is the most suitable use.

Dover District Core Strategy (CS)

- Policy CP5 requires all new residential dwellings to be built to Code for Sustainable Homes level 4.
- Policy DM13 states that provision for parking should be a design-led approach based upon the characteristics of the area, the nature of the development and design objectives.

National Planning Policy Framework (NPPF)

- The NPPF has 12 core principles, which amongst other things always seek to secure high quality design and a good standard of amenity for all existing and future occupants.

The Kent Design Guide (KDG)

The Kent Design Guide provides criteria and advice on providing well designed development.

- d) **Relevant Planning History**

There is no recent planning history.

- e) **Consultee and Third Party Responses**

KCC Highways: Comments awaited

Southern Water: Comments awaited

Deal Town Council: Objects; needs more details to make a decision as the applicant failed to provide any elevations for the proposal.

Public Representation: Four letters of objection have been received raising the following material concerns, summarized as follows:

- Not in keeping with the spatial character;
- Close proximity to neighbouring properties;
- It would set a precedent;
- Inadequate car parking provision;
- Mature trees may be removed or harmed, detrimental to the character of the area;
- Would harm existing wildlife;
- There is already problems with the sewerage system;
- Asbestos tiles were left in the garden which may result in contamination;
- The plans are inaccurate;
- The plot is too small;
- Gardens are no longer brownfield sites;
- Over-looking and a loss of privacy;
- Loss of light;
- Existing dwellings are individual in style;
- Increasing the density would ruin the character of the area;
- The proposed footprint is too small and would look out of character; and
- Loss of car parking to the existing dwelling.

f) 1. **The Site and the Proposal**

1.1 The site is situated within the urban confines of Deal within a wholly residential area. Manor Road is a private road and the site forms the severed side garden to a dwelling known as 'Pine Cottage'.

1.2 Manor Road is characterised by an eclectic range of dwellings including detached bungalows and two storey buildings. All are unique in design and vary in age. Manor Road has a sylvan appearance, which is created by the spacing between the dwellings, the soft landscaping to the front and side boundaries and the grass verge in front of the dwellings.

1.3 The application site would occupy the south western side garden of 'Pine Cottage'. It would have a road frontage of approximately 12.5m and a depth of approximately 36m. It currently is a mature garden and accommodates a single garage. There are a number of mature trees surrounding the application site but not within it and a hedgerow along the street frontage.

1.4 'Pine Cottage' is a bungalow with white render elevations under a slate roof with red ridge tiles. 'Leyswood', which is situated to the south of the application site, is a two storey dwelling. It has red/brown brick elevations under a red clay tile hipped roof. It is located in close proximity to the site boundary, which is a low brick boundary wall.

1.5 Outline planning permission is being sought for the erection of a detached bungalow. All matters (access, appearance, landscaping, layout and scale) are reserved for future consideration. As of the 31<sup>st</sup> January 2013, the amount of information required to be submitted with an outline application was significantly reduced and it is no longer necessary for the applicant to specify the location of the building, routes and open spaces or the upper and lower limit for the height, width and length of each building included in the development proposed.

1.6 The application does advise that the dwelling would be a chalet bungalow with 3 bedrooms and the footprint would be approximately 9m x 12m. An indicative site plan shows that the new dwelling would share the same front building line as 'Pine Cottage' and 'Leyswood'.

1.5 *Plans will be on display.*

## 2. **Main Issues**

2.1 The main issues in the consideration of this application are:

- The principle of development;
- Impact on visual amenity;
- Impact on highway safety; and
- Other matters.

## 3. **Assessment**

### Principle

3.1 The residential development would be located within the confines of Deal. Saved local plan policy HS2 allows residential development within the confines where it is the most compatible form of land use.

3.2 The NPPF states that garden land is not previously developed land and as such there is not a presumption in favour of the development of sites such as these. The NPPF makes it clear that all decisions should be made in accordance with the development plan. Thus, because the site is located within the confines and within a residential area, the proposal would be in accordance with policy HS2 of the DDLP. There are no policies within the CS that would prohibit this form of development. It therefore has to be accepted that the principle of development is acceptable.

### Visual Amenity

3.2 A fundamental element of the character of the street scene and the wider area is the ample space between the buildings and the space between the front building line and the back edge of the public highway. The separation distances vary between the existing buildings by some 1m -18m. The proposed dwelling as indicated has been set away from the flank elevation of 'Leyswood' by approximately 3m and from 'Pine Cottage' by approximately 5m. The rear elevation of the dwelling would also be approximately 20m from the eastern (rear)

boundary. A front garden of approximately 8m would be retained, the front gardens generally in the area are well vegetated and have a depth of approximately 8m. The proposed dwelling would share the same building line as the adjacent two dwellings. The spacing between the dwelling and the overall size of plot would be comparable to those at 'The Limes', 'Clevelands' and 'Pine Cottage' also 'The Trees' and 'Wychwood' situated to the south of the site. It is therefore advised that the proposed siting of the development would respect the spatial layout and character of this road. Although the development would increase the density of the area, the siting would retain the general openness of the site.

- 3.3 In addition, the trees surrounding the site would be retained, however it is advised that if Members are minded to grant permission a condition is imposed requiring a plan showing the root protection area (RPA) of all trees surrounding the site and for hand digging of foundations within the RPA. These measures should ensure the well being and future retention of the trees which add to and enhance the character of the area.
- 3.4 An attractive front hedgerow is located in front of 'Pine Cottage'. It should not impinge on the position of the proposed vehicle access and thus can be retained; it is advised that a condition be imposed to ensure the retention of the hedgerow.
- 3.5 A 3m wide vehicle access has been indicated. It is possible that this opening could be reduced to 2.5m, which would be a matter for discussion during the consideration of the reserved matters. It is expected that the car parking would be provided within the front garden area, together with the replacement of car parking for the existing dwelling. In accordance with policy DM13 of the CS, two car parking spaces per dwelling should be provided. The policy does state that this provision is 'a starting point' and that the provision should be a design-led approach. There is no reason in principle that adequate car parking provision cannot be accommodated within the site, without causing a detrimental impact on the visual appearance of the street scene. The layout and appearance of the site is a reserved matter and the details will be finalised at a later stage.
- 3.6 As all matters are reserved for future consideration, no details relating to the design and appearance have been submitted. It is considered possible that a dwelling of suitable architectural detailing and materials could be designed for this site.
- 3.7 It is considered that this site could accommodate a dwelling which would not be harmful to the character and appearance of the street scene.

#### Residential Amenity

- 3.8 This application is in outline form with all details reserved for future consideration. Indicative floor plans have been submitted, which show that windows would be in the first floor side elevations. There is no reason why a chalet bungalow cannot be designed without side facing windows. A condition could be imposed to prevent windows in the side

elevations at first floor level in order to prevent overlooking or the perception of over looking.

- 3.9 The dwelling would be situated to the north of 'Leyswood' and to the south of 'Pine Cottage'. The indicative block plan shows that the dwelling would not project beyond the rear or front building line of these dwellings and therefore it would not have a significant impact on the residential amenities of these properties.
- 3.10 'Leyswood' has side facing windows which overlook the site. The ground floor kitchen window directly faces the existing garage to be demolished. It is accepted that the dwelling would reduce the outlook from these windows but would not result in a significant loss of light. It has to be considered that the proposal is for a chalet bungalow and a condition could be imposed to restrict the ridge height to 7m.
- 3.11 To the rear (south-east) of the proposed dwelling is the rear garden belonging to no. 44 St Leonards Road and 'Leyswood', which wraps around the rear boundary of the application site. The new dwelling would be some 20m from the common boundary and would be located at the end of a rear garden, which is in excess of 30m. Due to the separation distance, the length of the rear garden and the scale of the dwelling proposed, it is advised that the dwelling would not have an impact on light received or minimize the outlook or result in overlooking, to such an extent that would justify planning permission to be refused.

#### Highway Safety

- 3.12 Local residents have raised concerns relating to the potential for the increase in on-street car parking. Kent Highway Services has been consulted on the application and comments are awaited; they shall be reported verbally to the Planning Committee at the meeting. As advised at paragraph 3.5 above, sufficient car parking could be provided on site and as such there is no reason to consider that this development would result in additional on-street car parking.

#### Other matters

- 3.13 Local residents have stated that the erection of a dwelling would be harmful to wildlife, however, an ample rear garden would be retained, together with the boundary trees. The erection of a dwelling is unlikely to have a significant long term impact on biodiversity.
- 3.14 Policy CP5 of the CS requires all new residential dwellings to be constructed to code for sustainable homes level 4. It is likely that in order to achieve this code level, it will influence the design and the appearance of the site and the dwelling. It is therefore recommended that a condition be imposed requiring a pre-code assessment to be submitted with the reserved matters application.
- 3.15 Local residents have expressed concerns relating to the capacity of the foul sewer and its ability to cope with an additional dwelling. Southern Water has been consulted and their views are awaited and they shall be reported verbally at the meeting.

### Conclusion

- 3.16 The principle of the development is considered to be acceptable and in accordance with the objectives of the NPPF and saved Policy HS2 of the Local Plan. The design of the dwelling is reserved for future consideration but there is no reason why a suitable designed dwelling could not be accommodated on the site, which would not have an adverse impact on residential amenities or the character of the street scene.
- 3.17 Consideration has been given to all other material matters raised by third parties, but none outweigh the conclusion to grant planning permission.
- 3.18 In respect of the Public Sector Equality Duty under the Equality Act, the recommendation is not considered to disproportionately affect any particular group.

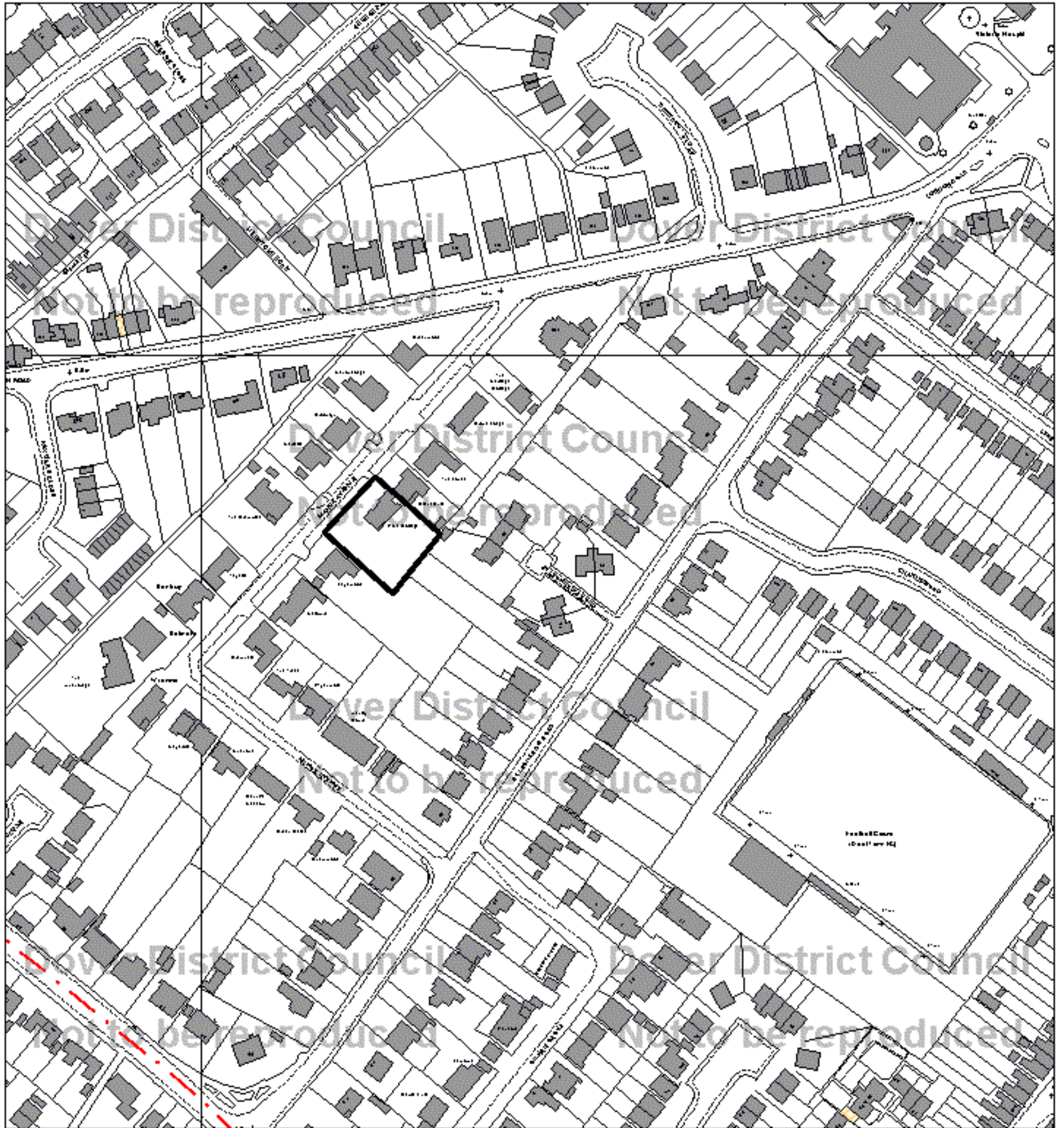
### g) Recommendation

- I OUTLINE PERMISSION BE GRANTED, subject to the following conditions:-  
1) Application for reserved matters of a single storey dwelling; 2) plans and particulars to be submitted and carried out as approved; 3) Application for reserved matters to be made within 3 years; 4) The development shall be begun before the expiration of two years; 5) full details of hard and soft landscaping, including boundary treatment; 6) No side windows at first floor level; 7) The ridge height shall not exceed 7m; 8) all landscaping to be carried out within 12 months; 9) landscaping to be replaced within 5 years if it dies or is removed; 10) material samples; 11) space to be laid out for the parking of cars; 12) sight lines at the vehicle access to be provided 2m x 33m to the south; 13) Pre-code assessment to be submitted with reserved matters application; 14) Code for sustainable Homes level 4; 15) Provision of a shed for secure bicycle storage.
- II Powers be delegated to the Regeneration and Delivery Manager to settle any necessary planning conditions in line with the issues set out in the recommendation and as resolved by the Planning Committee.

### Case Officer

Rachel Humber

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**Not to scale**

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**Note:** This plan is provided for purposes of site identification only.

**Application: DOV/13/142**

**Pine Cottage  
Manor Avenue  
Deal  
CT14 9PN**

**TR36575193**

