

OFFICERS REPORT

Application No: Y18/0053/NMA

Location: Land Rear The Old School House Church Lane New Romney Kent

Proposal Non material change to permission Y15/0235/SH (Erection of 14 dwellings together with associated parking and landscaping) to reduce the depth of the rear gardens to units 5 and 6 to create a pathway along the western boundary of the site.

ASSESSMENT

Performance data:-

Date application valid: 26.09.2018

Applicable 4 week target date: 24.10.2018

Planning Performance Agreement (PPA) or Planning Extension Agreement (PEA)? N

If Yes, revised 8/13/16 week target date:

Is the application being determined after 26 weeks without a PPA or a PEA? N

Planning permission was granted in May 2018 for the erection of 14 dwellings together with associated parking and landscaping.

This application seeks amendments to the approved scheme in respect of reducing the depth of the rear gardens to units 5 and 6 to create a pathway along the western boundary of the site. This amendment has come as a result of ecology connectivity issues within the site and has been agreed in conjunction with KCC Ecology.

With regards to the amenity of future occupants of the development, the proposal would only reduce the depth of the gardens of units 5 and 6 by 0.9 metres - this would result the gardens of units 5 and 6 being the same depth as the adjoining units (4 and 7) and is therefore not considered to have a significant impact on the size of these gardens which would in turn not have a material impact on the amenity of future occupants of units 5 and 6.

In terms of design, the fencing and trellis that was proposed along the rear gardens of units 4 and 7 would simply be extended along the rear gardens of units 5 and 6. This is not considered to result in a material change to the external appearance of the approved scheme.

With regards to neighbouring amenity, the proposal is considered to have no impact.

It is therefore considered that the proposals are acceptable and constitute a non-material amendment.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable

and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Case Officer: B Lennon

Report and draft decision notice completed and passed to senior officer.

Name: B Lennon Position: Planning Officer Date: 28.09.2018

Report and draft decision notice amended (if appropriate)

Name: Position: Date:

Senior Officer

Report not agreed. Details of further work required as follows:

Name: Position: Date:

Report and draft decision notice agreed and file passed to admin to issue decision.

Name: NREQ Position: Date: