

Officer Report

Application No.	21/1175/FH/CON
Site Address	Old Beams Yard, Rhee Wall, Brenzett, TN29 9UB
Officer Name	Piran Cooper
Proposal	Approval of details pursuant to condition 4 (details of cycle store) and 10 (water efficiency) of planning permission Y17/0671/SH (Section 73 application for variation of condition 2 of planning permission Y11/0993/SH to change plots 1 and 2 to detached dwellinghouses and alter parking arrangements).

Recommendation

Report Number	RD-426013
Recommended Decision	Recommended to be Approved
Recommendation Date	18 September 2022

Report

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Condition 4 (details of cycle store)

No dwelling shall be occupied until details have been submitted to the Local Planning Authority for approval showing secure cycle storage for each dwelling within the site at a ratio of one cycle space per bedroom. Such details as are approved shall be implemented in full and thereafter retained.

Reason: To ensure that facilities are available for the parking of bicycles so as to encourage access to the site by means other than private motor car in accordance with policy TR5 of the Shepway District Local Plan Review.

In support of Condition 4

Drawing Title: Proposed Cycle Store WORKING DRAWINGS, Drawing Number WD-04, Date: May 2021

Cycle storage for both dwellings is provided within a secure shed at the end of the shared drive adjacent to one of the parking spaces. There is provision for six bicycles within the store. The two houses each have three bedrooms so there is 1 cycle space per bedroom.

It is noted the arrangement of cycles within the store is not ideal for accessing cycles as they are arranged in a single row, which means that if the store is full in order to gain access to the cycle at the rear of the row the cyclist would have to initially remove five other bicycles.

This was discussed with the agent who explained that the storage arrangements had not proved problematic in the time that the store had been operational.

In addition to this it was suggested that two individual stores, one for each house, would be preferable to a single store. This would eliminate or significantly reduce the potential difficulties of accessing bicycles in relation to the storage arrangement shown with the current single store.

The agent explained that the original intention was to provide each dwelling house with a dedicated cycle store but the planning officer for the section 73 application (Y17/0671/SH) requested a single cycle store for both dwellings. The officer report for the section 73 application does not address cycle provision, but there is a drawing on file (Drawing Title: Proposed Site Plans WORKING DRAWINGS, Drawing Number WD-03C, Date: April 2017) which shows a single cycle store in the current position.

There is nothing evident on file to validate this discussion taking place, but given the time that has elapsed since the cycle store was provided and that there is no evidence to show the current storage arrangements are not acceptable it is considered the applicant has satisfied the requirements of this condition.

Condition 10 (water efficiency)

Construction shall not commence until written documentary evidence has been submitted to, and approved in writing by, the local planning authority proving the development will achieve a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a design stage water efficiency calculator. The development hereby permitted shall not be occupied until written documentary evidence has been submitted to, and approved by, the local planning authority, proving that the development has achieved a maximum water use of 110 litres per person per day as defined in paragraph 36(2)(b) of the Building Regulations 2010 (as amended). Such evidence shall be in the form of a post-construction stage water efficiency calculator.

Reason: In accordance with the requirements of policies CSD5 and SS3 of the Shepway Core Strategy Local Plan 2013 which identify Shepway as a water scarcity area and require all new dwellings to incorporate water efficiency measures. Water efficiency calculations should be carried out using 'the water efficiency calculator for new dwellings' <https://www.gov.uk/government/publications/the-water-efficiency-calculator-for-new-dwellings>

In support of Condition 10

In the submission documents the water use figure was given as 114.2 litres per person per day, which is above 110 litres per person per day within the wording of the condition.

Further discussions with the agent have resulted in a reduction in the water use to 110 litres per person per day, which is acceptable under the terms of the condition. This is verified in an email from the agent, dated 29.07.21, which is available to view on file.

This usage equates to that which is required under the terms of Condition 10, as such it is considered that the applicant has met the requirements of Condition 10.

Conclusion

The details submitted are considered to meet the requirements of relevant policy pursuant to condition 4 (details of cycle store) and 10 (water efficiency) of planning permission Y17/0671/SH (Section 73 application for variation of condition 2 of planning permission Y11/0993/SH to change plots 1 and 2 to detached dwelling houses and alter parking arrangements) and as such it is recommended that they are discharged.