

Officer Report

Application No.	23/1398/FH/CON
Site Address	Brick Kiln Fields, Cockreed Lane, New Romney, TN28 8TE
Officer Name	Lizzy Nash
Proposal	Approval of details pursuant to condition 3 (materials) condition 4 (surface water & foul drainage) condition 5 (water usage) condition 6 (enhancement of biodiversity) & condition 7 (habitat protection) of planning permission 21/2385/FH

Recommendation

Report Number	RD-432857
Recommended Decision	Recommended to be Approved
Recommendation Date	13 October 2023

Report

The application seeks the approval of details pursuant to Condition 3, 4, 5, 6 and 7 of planning application 21/2385/FH (Erection of a replacement dwelling. Renewal of approved planning permission Y18/0386/SH).

Condition 3 states:

No work on the construction of the building shall take place above ground floor slab level until details (including manufacturer details and stock images) of the materials to be used in the construction of the external surfaces of the building(s) hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the satisfactory appearance of the completed development and in the interests of visual amenity

The following has been submitted pursuant to the above condition:

Cover Letter (Received: 24/08/2023)

Materials Details (Received: 24/08/2023)

Cover Letter with Brick Details (Received: 03/10/2023)

The materials proposed are Medium Antique tiles for both the roof and face and cheeks of the dormers, Atherstone Red Bricks and Cream uPVC casement windows with a traditional centre bar. The above materials reflect both the traditional character of the proposed dwelling and the wider

setting of the dwelling, where the use of red brick and traditional clay tiles are common. The above is therefore considered to be sufficient to satisfy condition 3 of planning permission 21/2385/FH.

Condition 4 states:

Prior to the commencement of any surface water and foul drainage works in connection with the new dwelling, a drainage strategy to deal with surface water and foul water drainage arrangements shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure proper drainage and avoid pollution of the surrounding area in line with paragraph 174 NPPF 2021.

The following has been submitted regarding the above condition:

Cover Letter (Received: 24/08/2023)

DS-1837-4-Drainage Plan (Received: 24/08/2023)

Affinity Water has been consulted on the above application and did not wish to comment on the above application.

Southern Water has been consulted on the above condition and raises no objection to the approval of the submitted details.

The Environment Agency was also consulted and raised no objection to the application as all surface water was dealt with via a soakaway and foul water to be discharged to the mains sewer. This would mean that there is no discharge to groundwater. Considering the above the details submitted are sufficient for the approval of condition 4, therefore it is recommended that the condition be approved.

Condition 5 states:

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.

The following has been submitted pursuant to the above condition:

Cover Letter (Received: 24/08/2023)

Water Efficiency Calculator (Received: 24/08/2023)

From the submitted water efficiency calculator the total water consumption would be 105 Litres per person per day. This would meet the above conditions requirement for less than 110 Litres per person per day water consumption. Therefore, it is recommended that the condition be approved.

Condition 6 states:

Within 3 months of planning permission being granted, details of how the development will enhance biodiversity will be submitted to and approved in writing by the Local Planning Authority. These shall include the installation of bat and bird nesting boxes along with provision of generous native planting where possible. The approved details will be implemented and retained thereafter.

Reason: In the interests of ecology and wildlife in accordance with policy NE2 PPLP and the NPPF.

The following has been submitted regarding the above condition:

Cover Letter (Received 24/08/2023)

Block Plan & Bio-diversity Plan (Received: 24/08/2023)

KCC Ecology has commented on the information provided above pursuant to the condition. They are satisfied that the proposed enhancements are suitable for the site. Considering the above the submitted information is therefore sufficient to allow for the approval of condition 6.

Condition 7 states:

The area to the south of the application site is likely to offer suitable habitat for protected and notable species. As such the area to the south shall be protected with Heras fencing which is to run along the southern boundary and which is to be kept in place during the whole construction phase.

Reason: In the interests of ecology and wildlife in accordance with policy NE2 PPLP and the NPPF.

The following has been submitted pursuant to condition 7:

Cover Letter (Received: 24/08/2023)

Block Plan & Bio-diversity Plan (Received: 24/08/2023)

Planting of Hedgerow Detail (Received: 12/10/2023)

KCC Ecology was consulted on the above condition they have stated that they are satisfied with the submitted details. Therefore, the condition is recommended for approval.

Suggested Informatives (5)

1

Cover Letter (Received: 24/08/2023), Materials Details (Received: 24/08/2023),
Cover Letter with Brick Details (Received: 03/10/2023) are considered

acceptable to allow for the approval of condition 3 of planning permission 21/2385/FH.

2

Cover Letter (Received: 24/08/2023), DS-1837-4-Drainage Plan (Received: 24/08/2023) are considered acceptable to allow for the approval of condition 4 of planning permission 21/2385/FH.

3

Cover Letter (Received: 24/08/2023), Water Efficiency Calculator (Received: 24/08/2023) are considered acceptable to allow for the approval of condition 5 of planning permission 21/2385/FH.

4

Cover Letter (Received 24/08/2023), Block Plan & Bio-diversity Plan (Received: 24/08/2023) are considered acceptable to allow for the approval of condition 6 of planning permission 21/2385/FH.

5

Cover Letter (Received: 24/08/2023), Block Plan & Bio-diversity Plan (Received: 24/08/2023), Planting of Hedgerow Detail (Received: 12/10/2023) are considered acceptable to allow for the approval of condition 7 of planning permission 21/2385/FH.