

The Doctors House
Royal British Legion Village
Hall Road
Aylesford
Kent ME20 7QX

Tel: 01622 791189
Web: www.dchudson.co.uk
email: info@dchudson.co.uk

Mr W Fletcher
Department of Planning & Development
Maidstone Borough Council
Maidstone House
King Street
MAIDSTONE
ME15 6JQ

MJD.LEP.2259

22nd January 2024

BY EMAIL

Dear Mr Fletcher

PROPOSED DEMOLITION OF EXISTING INDUSTRIAL BUILDING, GARAGE & STORAGE SHED, AND ERECTION OF 3 NO. DETACHED DWELLINGS WITH ASSOCIATED PARKING AND COMMUNAL AMENITY AREAS WITH UNDERCROFT STORAGE ON LAND ADJACENT TO 11A BEACONSFIELD ROAD, TOVIL, ME15 6RU

We have pleasure in enclosing on behalf of our Client, Mr R Phipps a further revised detailed application for your consideration under the Town & Country Planning Acts. The application comprises our drawing numbers 2259/01/C, 02/D, 06/D & 07/C- together with the completed application form.

This application is a resubmission following the previous refusals under application numbers 22/503001/FULL dated the 25th August 2022 and 23/503403/FULL dated the 5th October 2023 and we have addressed our letter to you again as you were the Case Officer that dealt with these applications. There was also pre-application advice received Maidstone Borough Council under application number 21/501421/PAPL dated the 7th May 2021 in respect of this site.

Since these refused applications were issued, we have continued our discussions with our client, further information and reports have been obtained in respect of supporting this application to overcome previous concerns to utilise the site for the locality.

As this is a re-submission within a year of the date of the second refusal, we understand no further fee is payable by our client.

As with the previous application enclosed are the completed CIL Form 1 & Form 2, together with the following:

Flood Risk Assessment prepared by Herringtons.

Ecology Appraisal prepared by K B Ecology plus further Bat Report dated 12th December 2023.

Planning Statement by Graham Simpkin Planning Ltd

Level Survey Levels prepared by Blueprint Surveys Ltd is incorporated into our drawing 2259/02/D.

Due to the new siting away from the properties on the western boundary and the detached and spread-apart design of the proposed properties we have not included a Daylight and Sunlight assessment as the impact on the existing properties is no longer a consideration.

Since receiving the pre-application advice from Jocelyn Miller, Senior Planning Officer in May 2022 and submitting the previous application we have revisited the scheme with our client and carried out some major amendments to answer the concerns mentioned in the original pre-application report and subsequent planning decision notice.

The footprint of the proposed dwellings has been reduced and the units repositioned across the site to the eastern boundary where there are no overlooking properties. The houses are rotated ninety degrees and separated from each other by private gardens making the amended scheme more open and less bulky. The overall form, massing and site layout is more in keeping and reflects the adjacent buildings west of the site. The new proposal is now over 8.5m from the Western site boundary and over 12m from the existing house windows behind that boundary to allow for previous concerns in relation daylight and sunlight. The orientation and position of the windows will maintain privacy whilst allowing each new unit views of the river. As a result of all these changes we believe the new development will not have an adverse impact on the amenity of adjoining residents, that have been permitted and have gained views overlooking the proposal site and rights to light making our clients site difficult to develop.

Our client lives at 11A Beaconsfield Road which is accessed via a track between Nos. 31 in a detached property and the end of the terrace to the west No. 29.

The bungalow 11A is between the new riverside development on the former boatyard and the terrace of houses on the riverside of Beaconsfield Road. Our client owns the buildings which have been used for his business (B2 use continuing from the former boatyard) throughout the last 20 -30 years and the space to the west running down to the river adjacent is the proposal site this is used as garaging and storage buildings for boats and cars. There is a ramp slipway down into the river and the site shelves from the river level up to a platform that is level with the floors in the development on the former boatyard to the west. In conversation during the Pre-App process with our Client and Ms J. Miller, the B2 was to be removed by condition once development works start. The proposal will remove the B2 use completely, the building will be removed, and the area will be paved as parking.

This site is the last infill plot on this part of the river not to be developed and we believe that our designs will fit sympathetically into the riverside scene. With the inclusion of improved planting, the impression from the river will be of a landscaped area, the development is set well back 17 metres from the river.

Our designs for the houses allow for brickwork to be used with accented areas of horizontal cladding. There are top floor balconies with obscured glass guarding restricting overlooking, the windows are to be coloured aluminium. The sub-structure for the riverside properties garden terrace will be an open undercroft to give each property a storage area and space to privately enjoy the river frontage at the lower ground level close to river level where boat moorings can be added This will be cast insitu concrete that will be flood resistance.

