

RIVER PARISH COUNCIL

MINUTES OF A MEETING OF THE PLANNING COMMITTEE

Held at 9.30pm on Monday 20th August 2018 at the Recreation Ground Clubhouse

PRESENT: Cllr. Taylor (in the Chair), Cllr. Atkins, Cllr. Eyre-Jackson

IN ATTENDANCE: Mr. A. Denyer (Parish Clerk)

1. APOLOGIES FOR ABSENCE: Cllr. Buhlman, Cllr. Deal

2. DECLARATIONS OF INTEREST

Cllr. Taylor declared an interest in Item 3a (having been consulted by a neighbour on the application) and 3b (as a nearby resident). The comments on these two applications were agreed by the other members of the committee.

3. PLANNING APPLICATIONS FOR CONSIDERATION

- a) DOV/18/00729 | erection of a single storey rear extension with 2no. roof lanterns (existing conservatory to be demolished) | 96 Lewisham Road, River, CT17 0PB

River Parish Council considers that the proposed replacement extension is too large, extending down the garden considerably further than the existing conservatory. It can be seen that a large part of the proposed extension extends far beyond the 45 degree line code relative to the existing windows at No. 98. As a consequence, there would be a considerable loss of light and overshadowing in the rear garden of No. 98 if the proposed extension were erected as shown.

We, therefore, cannot support this application and suggest that it is considerably reduced in size. It is further felt that a very large extension such as this is out of keeping with the semi-rural character of the neighbourhood.

Finally, we have not had sight of drawing number EMA-2018-101-02 as referenced in Item 11 on the application form.

- b) DOV/18/00802 | Erection of a detached dwelling, formation of vehicular access, parking area and creations of pedestrian access (existing conservatory to be demolished) | 105 Lewisham Road, River, CT17 0PA

River Parish Council are unable to support this further application for the following reasons:

- i. The position of the proposed garage is incorrectly shown on the site plan as being on the existing track instead of within the site curtailage.*
- ii. The rear of the site boundary incorrectly includes that part of the existing track over which there is only a right of access.*
- iii. The distance of the proposed footpath between Lewisham Road and the dining room doors is approximately 35 metres. The distance to the front door at the side of the property is approximately 50 metres. There is also a difference in level between Lewisham Road and the application site of approximately 1 metre which would involve the construction of either steps or a ramped approach. For these reasons, the property access for disabled persons is considered to be completely inadequate.*
- iv. It was stated in the pre-application advice, given prior to the original application, that the proposal would be out of keeping with the existing spatial character of the area. It is considered that this advice remains the same.*
- v. It was stated in the refusal of the original application that the development would detract from the visual quality of the locality. It is considered that the grounds for refusal remain the same.*
- vi. Question 8 on the application form has been incorrectly answered as there are both new and altered pedestrian and vehicular accesses shown on the site plan.*
- vii. In conclusion, it is considered that this proposed development would set a dangerous precedent that would encourage similar application in this semi-rural area.*

- c) DOV/18/00809 | Conversion into No.2 maisonettes, conversion of loft, erection of No.2 window dormers, external side stairs, and balcony with balustrades (existing garage to be demolished) | 134 Crabble Hill, Dover, CT17 0SA

River Parish Council cannot support this application for the following reasons:

- i. On-street car parking in the immediate vicinity is already hazardous.*
- ii. The proposal as it stands would therefore exacerbate this and it is also noted that the one existing car parking space would be lost.*
- iii. It is noted that the headroom at the top of the proposed staircase at second floor level is barely 1 metre. Obviously, some amendments will be necessary.*

4. DECISIONS MADE BY DOVER DISTRICT COUNCIL

- a) DOV/18/00520 | Erection of a rear dormer roof extension incorporating, insertion of rooflight to front roofslope and new gable end | 44 Minnis Lane, River, CT17 0PR – permission granted
- b) DOV/18/00372 | Installation of 1.7m high fence and brick wall together with a 1.7m high sliding gate | 7 Lewisham Road, River, CT17 0QG – permission granted
- c) DOV/18/00624 | Erection of a replacement roof to garage and erection of replacement single storey rear extension (existing extension demolished) | 5 Hazeldown Close, River, CT17 0PT – permission granted
- d) DOV/18/00674 | Extension of existing dormer window to the front elevation | 99 Minnis Lane, River, CT17 0PT – permission granted.
- e) DOV/18/00661 | Erection of a single storey side extension, the erection of a dormer rear roof extension and rooflight | 78 Minnis Lane, River, CT17 0PT – permission granted.

5. ITEMS FOR INFORMATION

It was noted that a revised National Planning Policy Framework has been published.

Meeting closed at 10.30am