

Planning Advisory Committee

8th February 2021 report

No	Application No	Proposal	Location
62	20/03719/FULL	Conversion of an existing brick built garage and addition of a new build single storey extension to the rear of the property	Hurstwood Cottage Delmonden Lane Hawkhurst Cranbrook TN18 4XB
<p>Background: <i>A previous bigger two-storey application (which HPC supported) was refused in 2008. The applicant has sought pre-app advice, which was supportive. No comments from neighbours.</i></p> <p>Comments and Recommendation: This site is fairly well-screened. The proposal is to convert the existing garage using materials to match existing, plus the addition of a glazed extension. Consequently, we do not think that this will have a significant impact on the AONB. It will not impact on neighbouring properties.</p> <p>In our opinion this complies with HD4 of the NDP in that the conversion of the garage will be sympathetic to the host house, and the use of glazing means that the extension will not appear overly dominant.</p> <p>We note the provision for bats in terms of a bat box, but we would like a proper bat survey undertaken before works starts to the garage, so that it can be ensured that the appropriate provision is made.</p> <p>HPC supports this application.</p>			
63	21/00047/FULL	Convert a brick and weather boarded stable into a 'micro' home; installation of new septic tank	Land Adjacent To 1 Laundry Cottages Water Lane Hawkhurst Cranbrook Kent TN18 5DL
<p>Background: <i>No comments from neighbours on TWBC planning portal.</i></p> <p>Comments and Recommendation: We are aware that neighbours have concerns about: parking, setting a precedent and inaccuracies in planning application. We have advised them to put them on TWBC planning portal. The site is outside of the LBD and well beyond walking distance of facilities. Consequently, it does not comply with HD1 of the NDP.</p>			

We are concerned that the proposed dwelling is too small and does not provide sufficient amenity space for future residents. Therefore, HPC **objects** to this application.

64	20/03743/FULL	Proposal to install New Modular Extension, Armco barrier, Bollards, Door & removal of 3-parking bays	Tesco Rye Road Hawkhurst Cranbrook Kent TN18 4HG
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Background:
There is very little information provided considering that this is within the conservation area. No comments from neighbours.

Comments and Recommendation:
The proposed extension is relatively small and is towards the back of the building. Therefore, it does not appear to be overly prominent.

We would have expected to see more consideration given to the impact on the conservation area. However, given the size and the location of the extension, we are prepared to **support** this application.

65	21/00117/FULL	Extension of hard surfacing (Part-Retrospective)	St Ronans School Water Lane Hawkhurst Cranbrook Kent TN18 5DJ
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Background:
No comments from neighbours.

Comments and Recommendation:
We are disappointed to note that this is a retrospective application, especially given that if planning permission had been sought prior to the work being undertaken, it is likely the damage to the trees could have been avoided. However, HPC **supports** this application.