

Boughton Malherbe Parish Council



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12th January 2021

For the attention of the Chief Planning Officer.

Planning Application 20/504038/FULL - Approved.

Many of our residents are dismayed that MBC has ignored our objection to this application on the grounds that it was being constructed higher than the submitted plans. This objection was lodged before consideration by the Planning Officer. The breach is clearly demonstrated by the attached photo taken before our objection showing the front entrance opening, the bottom of which is level with the damp course and well above the original natural ground level which is as shown in the photo. That is the natural ground level as shown on the plans with the entrance opening at the minimal height permitted above the natural ground level.

Two more photos are attached that were taken today that demonstrate the same situation with regard to the height of the entrance opening above natural ground level at the front and how the natural ground level continues to slope upwards towards the rear.

In order to gain access during occupation the applicant will have to build steps up to the front door which are not shown on the plans and will be further demonstration of the breach.

The Planning Officer's report indicates a refusal of our objection and our residents request an explanation that only MBC can give.

The Parish Council would be grateful if you could let us know whether you took account of our objections in the attached comments when reaching your decision to approve this application. In particular, with regard to the height of the building exceeded that specified on the plans. Furthermore, we would request that you inspect the building to assess whether there is a breach with regard to the actual height of the building

Please confirm in your reply whether or not the officer made a site visit to check on the validity of our objection after we made it, and if so the date of the visit and how it was determined that our objection was incorrect as to the facts.

Yours faithfully,



Chris Hume
Parish Clerk



Kitsilano 1.JPG



Kitsilano 2.JPG



Kitsilano 3.JPG

Comments Details

Committer Type: Parish

Stance: Customer objects to the Planning Application

Reasons for comment:Comments: The Boughton Malherbe Parish Council objects to this application for the following reasons:

- 1) The design of the proposed development, either exactly as the application or as being built, dominates from a very small site and is not in keeping with the surrounding properties as required by DM 33, para 5.33 of the Borough Local Plan. The increased dormer window size adds to the overbearing appearance.
- 2) The application states that work has not yet started. In fact, work has started and the building is now above ground floor level
- 3) The plan dimensions, height above damp course, and damp course level are the same on both applications and the damp course at the front is shown as the minimum height above ground level of 3 bricks plus mortar. That ground level is the same as exists today at the front building line. See sections Drg 2189-13A of 19/505066/FULL

The building has been constructed up to damp course level at a height of 8 bricks plus mortar from ground level at the front building line which will make a big addition to the overall height and dominant, overbearing appearance of the building from Church Road. This construction is a breach of the original approval and the current proposal if approved.

For clarity, the front door is being built five courses higher than the original plan.

- 4) The consequent raised level of the windows will also mean a further loss of privacy to the bedrooms of the bungalows on the opposite side of church road to which the residents had strongly objected when the previous approved application was submitted.

The Boughton Malherbe Parish Council requests that the current construction works are stopped and an order made to reduce the building height back down to the original approved level shown on application 19/505066/FULL which is the same as shown on the current application 20/504039/FULL.