

Tabled Update for Item 4.1 – Cockleshell Walk Car Park (ref. 23/503228/FULL)

Planning permission has been granted on 21 May 2024 for the redevelopment of the adjacent site at 86-100 West Street, Sittingbourne involving the demolition of the existing tyre sales and car servicing garage and the erection of a building consisting of 20no. residential flats and 1no. retail unit with associated access and parking. The decision followed the completion of a Section 106 legal agreement after Members of the Council's Planning Committee resolved to grant planning permission on 16 September 2021

If the approved scheme at 86-100 West Street is built out then there will be an improved relationship in townscape terms with the application proposal. The concerns identified at paragraph 6.39 of the Committee report regarding the relationship of the application scheme with the single storey buildings at 86-100 West Street would be addressed.

There will be windows serving habitable accommodation on the south facing flank elevation of Block A. However, there will be no harmful overlooking as there will be no windows above ground level on the rear elevation of the immediately adjacent wing of the West Street development. Overlooking from the ground floor window will be prevented by a boundary fence.

The windows on the south facing elevation of Block A are secondary windows serving living areas which also benefit from east and west facing primary windows. Accordingly, the proposed accommodation within Block A is considered acceptable in terms of outlook and daylight and sunlight amenity.

Recommended condition 2 is amended as follows: The development hereby permitted shall not be carried out and maintained in accordance with the following approved plans and documents...

S.G. 21.05.2023