

## Officer Report

Application No.	21/1631/FH
Site Address	Land adjoining 39 Victoria Road West, Littlestone, TN28 8ND
Officer Name	Ross McCardle
Proposal	Reserved matters application relating to the scale, layout, appearance and landscaping for 80 dwellings pursuant to outline planning permission Y18/0768/FH

## Recommendation

Report Number	RD-429292
Recommended Decision	Recommended to be Refused
Recommendation Date	03 August 2022

## Report

### Recommended Refusal Reasons (1)

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The proposal represents over-intensive development of the site in a manner which would result in the layout and design of the dwellings being out of character with the grain of development in the wider area, with consequent harm to visual amenity. The proposal is therefore contrary to policies HB1, HB2, C1, and NE3 of the Places and Policies Local Plan; policies SS1 and SS3 of the Core Strategy 2022; and paragraph 130 of the National Planning Policy Framework.