Platt	**562677 156528**	**22.03.2005**	**(A) TM/05/00899/FL**
Borough Green And Long Mill		**11.04.2005**	**(B) TM/05/01135/FL**

Proposal: (A) Swimming pool cover and changing rooms
(B) First floor conservatory built over existing ground floor extension

Location: Beechin Wood Farm Beechinwood Lane Platt Sevenoaks Kent TN15 8QN

Applicant: Mr W Terry

1. Description:

1.1 As Members will be aware, the determination of these two planning applications was deferred at the June meeting of this Committee to enable a detailed Members' site inspection to take place. A site inspection has been arranged for Tuesday 16 August at 1800 hrs.

1.2 My earlier report to the June APC2 meeting is still relevant and I would refer Members to that document which has been appended to this agenda [Annex 1] for ease of reference.

2. Consultees:

2.1 No further consultation responses have been received.

3. Determining Issues:

3.1 The determining issues for both cases remain the same as per my previous report. The purpose of the site inspection was to provide Members with the chance to see the characteristics of the site to assist them in making a judgement over the principal issues that I have identified with these two proposals, namely the likely visual impacts of the first floor conservatory and the impact of the swimming pool building on the openness of the MGB.

4. Recommendation:

(A) TM/05/00899/FL:

4.1 **Refuse Planning Permission** for the following reasons:

1 Whilst the proposed development might be of a type that is not necessarily inappropriate within the Green Belt in broad principle, the bulk and scale of the building is found to be unacceptable when considered in cumulative terms with previous and committed extensions to the property. As such, it is considered that the development would adversely affect the open character of the area which is

designated as Metropolitan Green Belt. The proposals are therefore contrary to the objectives in Policy MGB3 of the Kent Structure Plan 1996 and policy P2/16 of the Tonbridge and Malling Borough Local Plan 1998.

2 Policy RS1 of the Kent Structure Plan 1996 seeks to ensure that all development at rural settlements and in the open countryside is not only well designed and appropriate to its surroundings, but also preserves the character, amenity and functioning of settlements and the countryside. The proposed development does not fulfil these objectives because it is considered that the size and visual impacts of the proposed building would give rise to harm the character, openness and amenities of this rural locality and would thus be contrary to policy RS1.

3 The proposed extension is contrary to policy RS5 (iv) of the Kent Structure Plan 1996 and policy P6/10 of the Tonbridge and Malling Borough Local Plan 1998 because the bulk and scale of the building are considered in cumulative terms with previous and committed extensions to the property to represent more than a 'modest' and proportionate addition to the host dwellinghouse.

4 The personal reasons put forward in support of the application are not considered by the Local Planning Authority to be sufficiently strong to outweigh the planning objections to the proposal.

(B) TM/05/01135/FL:

4.2 **Refuse Planning Permission** for the following reason:

1 It is considered that a conservatory at first floor level when illuminated to enable use during hours of darkness would unacceptably harm the rural character of the locality and would also be harmful to the openness of the MGB. Accordingly, the LPA considers that the proposal would be contrary to the provisions of Policy RS1 and MGB3 of the Kent Structure Plan 1996 and to policies P2/16 and P6/10 of the TMBLP.

Contact: Kevin Wise