
Offham Downs	565824 157473	13.06.2005	TM/05/01634/FL
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Proposal:	3 bedroom detached dwelling with garage
Location:	Land Adjacent To Dianella North Meadow Offham West Malling Kent ME19 5NU
Applicant:	Mr And Mrs G R Goodwin

1. Description:

1.1 The proposal seeks planning permission for a new detached residential property. The site lies within the built confines of Offham.

2. The Site:

2.1 The site lies within the village confines, opposite the Cricket Ground, and adjacent to two dwellings, one owned by the applicant and one a Grade II Listed Building. North Meadow is a one-way street, with traffic moving from south to north. The MGB lies to the rear of the site.

3. Planning History:

3.1 TM/90/1409 20.12.1990
Renewal of outline permission TM/87/2037 for detached house with garage and access.

3.2 TM/90/1326 28.11.1990
Two storey rear extension.

3.3 TM/87/2037 03.02.1988
Outline application: Detached house with garage and access.

3.4 MK/4/53/166 18.06.1953
Outline application for one dwelling house.

3.5 MK/4/53/303 20.08.1953
Dwelling house.

4. Consultees:

4.1 PC: The committee felt that this is not a particularly useful streetscene;

The development will be detrimental to the existing streetscene that is obviously an important consideration in the Conservation Area. It would be useful if the drawings could be amended to:

- include the property adjoining Walnut Tree Cottage as they should be viewed as a whole, particularly as they are both Listed;

- include elevation details on all 4 properties as Dianella and the proposed property are very different in appearance to Walnut Tree Cottage and the adjoining house;
- show the relation of the 3 houses to each other and North Meadow not 'face on' but a '3-D' format to clearly show the impact of bulk and location of the proposed property on those existing properties.

4.2 DHH: No objection.

4.3 KCC (Highways): No objection.

4.4 Private Reps: Art 8 site and press notice + 6/0S/0X/1R. One letter received, objecting on the following grounds:

- the new house will be very close to two 400 year old timber framed properties which have no foundations beyond a narrow course of ragstone to lift the timber frame clear of the ground.

5. Determining Issues:

5.1 The main determining issues relating to this proposal relate to whether the principle of the proposal is acceptable, whether the design and siting of the proposal is acceptable and the impact of the proposal in relation to the adjacent Listed Building surrounding the site.

5.2 The principle of a new dwelling has been established by previous outline applications (TM/90/1409), which granted outline planning permission for a dwelling of a similar size and position to the proposed dwelling. Therefore, an assessment needs to be made regarding what has changed since this time. I am of the opinion that there have been no significant material changes to the policy context or the site since this time. The adjacent property, Walnut Tree Cottage, was listed at the time of considering this previous application. In terms of policy changes, whilst the site remains within the village confines, the KSP and the TMBLP have been adopted. This involves the adoption of policy RS3(b) of the KSP 1996 and P6/3 of the TMBLP 1998.

5.3 Policy P6/3 of the TMBLP and RS3(b) of the KSP 1996 indicates that minor residential development is appropriate in principle in this village, subject to proposals conserving and enhancing the special character of the settlement. Policy QL1 of the emerging KMSP states that development existing built environment of high quality and character will be protected and enhanced. Whilst the proposal would reflect the design of Dianella it would not be in-keeping with the design of the adjacent Listed Building. The site is situated on the edge of the village and therefore the design of any proposal is particularly important. I am of the opinion that the proposal would result in an unsympathetic design, which

would not conserve or enhance the special character of the village of Offham. The proposal would therefore be contrary to policy RS3(b) of the Kent Structure Plan 1996 and policy P6/3 of the Tonbridge and Malling Borough Local Plan 1998.

- 5.4 The site lies adjacent to the MGB. Whilst the proposed dwelling will be visible from the MGB, due to the siting of the proposed dwelling in relation to the existing dwellings, I am of the opinion that the proposal will not be detrimental to the wider MGB and will not significantly harm the openness of the surrounding countryside.
- 5.5 Policy P4/11 of the TMBLP states that proposals should be appropriate in terms of density, scale, layout, siting, mass, form, height, and in terms of the impact on adjacent buildings and land, the surrounding area, the skyline and distant views. The applicants have submitted a streetscape plan that shows that the ridge height of the proposed dwelling would be 60cm below that of the adjacent Listed Building (Walnut Tree Cottage) and at the same height as Dianella.
- 5.6 The proposed dwelling has no principal windows in the side elevations, and therefore I am of the opinion that the proposal will not result in a loss of privacy. Whilst Walnut Tree Cottage has some side windows, adjacent to the site, I am of the opinion that the proposal is a satisfactory distance so as to not result in a significant loss of light to this property.
- 5.7 I note the concerns raised about the impact of the proposal on the foundations of the adjacent Listed property. As I am recommending refusal this is not a decisive issue. However, I am of the opinion that the proposed parking area is satisfactory and that the proposed new access will provide satisfactory visibility splays. In light of the above, I consider the proposal to be unacceptable.

6. Recommendation:

6.1 Refuse Planning Permission on the following grounds:

- 1 The proposal, by virtue of its unsympathetic design, would not conserve or enhance the special character of the village of Offham. The proposal would therefore be contrary to policy RS3(b) of the Kent Structure Plan 1996 and policy P6/3 of the Tonbridge and Malling Borough Local Plan 1998.

Informative:

- 1 The applicants are advised that a higher standard of design is required, reflecting the sensitivity of the site. The Local Planning Authority recommends that professional design advice is sought to secure a more appropriate visual appearance.

Contact: Glenda Egerton