

Hadlow (Golden Green) East Peckham And Golden Green	563679 148275	06.06.2005	TM/05/01770/FL
Proposal:	Two storey side and rear extension		
Location:	11 Bell Cottages Three Elm Lane Golden Green Tonbridge Kent TN11 0BB		
Applicant:	D Brindle		

1. Description:

- 1.1 Permission is sought for a two storey side and part one / two storey rear extension to this Victorian Cottage. The proposed extension was originally to be the same height as the host dwelling and much wider than that now proposed, but the plans have been amended to show a smaller extension, lower in height than the host dwelling and of a reduced width.
- 1.2 The proposed extension is set back from the front of the house. The accommodation proposed provides a larger kitchen area, study and wc together with a replacement conservatory at ground level and an additional bedroom and bathroom at the first floor level.
- 1.3 The applicant comments that: *her elderly father may come to live with her shortly, hence the need for a larger downstairs area and toilet facility. The entrance has been designed to accommodate a wheelchair should her father require this facility in the future. Her immediate neighbours have no problem with the proposed extension. The extension will not be an eyesore, the materials and style of extension will match the existing property and she intends to paint the proposed extension and the host dwelling a more neutral colour once works are complete. She comments that she did not paint her property its current colour green.*

2. The Site:

- 2.1 The property is located at the end of a row of Victorian cottages known as Bell Cottages. Number 11, together with number 1, are "stop end" cottages in the row in that they are three storeys in height, as opposed to the two storey cottages in the middle, and have separate gabled ended roofs as opposed to the communal hip roof on the remainder of the terrace.
- 2.2 The site is within the confines of the rural settlement of Golden Green as defined within TMBLP. It is surrounded by open countryside with allocated Green Belt land to the south and west. The site itself is close to the junction of Three Elm Lane with Hart Lake Road and is well screened to the side by an established trees and hedges and has a large rear garden that backs onto the properties on Bourne Park to the rear.

3. Planning History:

- 3.1 TM/81/0379 Approved 22.05.1981
Single storey extension to form lounge and garage (not implemented).
- 3.2 TM/89/0683 Granted 02.06.1989
Family room extension to side of house (not implemented).

4. Consultees:

- 4.1 KCC (Highways) No objections.
- 4.2 PC No objection subject to the provision of sufficient off-road parking.
- 4.3 Private reps 7/0X/1R/0S - consulted on original and revised plans:
- One objection received to the original plans from the owners of a property to the rear in Bourne Park – no further comments concerning revised plans.
 - Consider that the extension will create two gable ends at the end of the row of cottages and will thus completely alter the balance of these attractive cottages and will look out of place.

5. Determining Issues:

- 5.1 The single storey element of the extension is a replacement of a conservatory that projects further into the rear garden than that now proposed. An extension is proposed to this property that is subservient to the main dwelling in that it is of a lower height and set back from the main frontage. The large conifer tree at the front of the site will probably have to be removed to implement the works and thus the area to the side of the property will become more opened up. However, in my view, the extension itself would not harm the overall balance of the row of cottages.
- 5.2 As the property is in a rural settlement, policies P6/1 to P6/5 of TMBLP are relevant together with the general policies on house extensions, namely P4/11 and P4/12. It is considered that the extension does not adversely affect the character of the area, or impinge upon the amenities of the residents of the neighbouring properties in an adverse manner. Subject to the following proposed conditions, it is considered that this proposed extension is acceptable.

6. Recommendation:

- 6.1 **Grant Consent** as detailed in letter dated 10.08.2005 and plan number 05037/1A received 01.08.2005 and subject to the following conditions:
- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

- 2 All materials used externally shall match those of the existing building.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

- 3 No development shall take place until details of any joinery to be used have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

- 4 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of external decoration, which scheme shall be completed within three months of the work being completed and shall thereafter be so retained.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

Contact: Rebecca Jarman