
Report from 7 December 2005

Trottscliffe Downs	564091 160419	30.09.2005	TM/05/02703/FL
Proposal:	Section 73A Application: Retrospective application for installation of white PVC cladding and fascia boards		
Location:	1, 6 And 7 Green Lane Trottscliffe West Malling Kent ME19 5DX		
Applicant:	Russet Homes		

1. Description:

- 1.1 The application seeks retrospective planning permission for the replacement of cladding and fascia boarding to the existing dwellings at Nos. 1, 6 and 7 Green Lane. The applicants have removed dark stained timber weather boarding and fascias and replaced it with white PVC.

2. The Site:

- 2.1 The three properties are located within a small residential development at the eastern most point of Green Lane. The square of residential development contains 8 dwellings, a mix of terraces and bungalows. There is a large turning and parking area within the centre of the development.

3. Planning History:

- 3.1 TM/83/1208 Approved 23.05.1984
Application under Regulation 4: Eight replacement dwellings with access and parking.

4. Consultees:

- 4.1 PC: Objection: The white PVC cladding is unsightly in a greenbelt area and has a detrimental impact on the view from the Downs. It contravenes the original planning approval.
- 4.2 Private Reps (5/0X/1R/0S): 1 letter received, objecting on the basis that the installation pays no regard to the original design of the neighbouring houses/cul-de-sac and has a detrimental impact on both the landscape and surrounding countryside.

5. Determining Issues:

- 5.1 The site lies within the built confines of Trottscliffe, an Area of Outstanding Natural Beauty and a Special Landscape Area.

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- 5.2 A specific planning permission is required for the alterations as the cladding of a dwellinghouse within an AONB is not “permitted development” under the provisions of the General Permitted Development Order.
- 5.3 Policy P3/5 allows for development within an AONB so long as priority is given to the conservation and enhancement of the natural beauty of the landscape. Policy P3/6 applies broadly similar criteria to development within a SLA.
- 5.4 The new white PVC cladding and fascia boarding does, to some extent, alter the character of the area. This in my opinion is mainly due to the contrast in colour between the new cladding and the original hardwood stained cladding. Although the character of the area has been altered by controllable development, the original cladding and fascia boarding could have been painted white (or indeed any other colour) under the provisions of Class C of Part 2 of Schedule 2 of the GPDO without the requirement to submit a specific planning application.
- 5.5 The original 1984 planning permission did not include a condition with regard to external materials and therefore there is no planning control over the colour of the cladding. The properties within this application could therefore have been altered to an appearance very similar to the current state under Permitted Development rights. However, because this has been arrived at by the removal of the existing cladding/fascias and replacement with new materials within an AONB, the development comes under planning control.
- 5.6 I do not consider that the removal of the weatherboarding and replacement with new materials has caused any more harm than if the applicants had painted the original cladding white under Permitted Development rights.

6. Recommendation:

- 6.1 **Grant Planning Permission under Section 73A**, as detailed in drawing numbers GL/01/05 and photographs date stamped 05.09.2005 and 30.09.2005.

Contact: Lucy Stainton