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<b>Stansted Downs</b>	<b>562464 161239</b>	<b>13.10.2005</b>	<b>TM/05/02827/FL</b>
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Proposal:	Detached single garage
Location:	Oakland Vigo Road Fairseat Sevenoaks Kent TN15 7LT
Applicant:	Mr Jodi Garrett

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**1. Description:**

1.1 The proposal is for the erection of a detached single garage within the front garden of Oakland, Vigo Road, Fairseat. The garage would be 3m x 5.6m with an eaves height of 2.5m and a ridge height of 4m. The garage would be sited at 90° to Vigo Road, i.e. parallel to the access drive.

**2. The Site:**

2.1 The site lies within the Metropolitan Greenbelt with open countryside to the rear. The site is also situated within a Special Landscape Area.

2.2 The property is a semi-detached 1930's dwelling located along the south side of Vigo Road. The property has a large front garden which slopes down on the eastern side away from the property towards Vigo Road and remains level on the western side. The garage would be sited on the western side of the garden, which is raised above the road by approximately 0.9 metres. This frontage features a band of mature screening including a fine semi-mature Oak tree.

2.3 This southern side of Vigo Road is characterised by large semi-detached properties, set well back from the road with large front gardens. The northern side of the road features a less uniform pattern of development.

**3. Planning History:**

3.1 TM/83/478                      Granted with Conditions

Side extension for additional living accommodation, and double carport

**4. Consultees:**

4.1 PC: No objections

4.2 KCC Highways Manager: No objections

4.3 Private Reps (6/0S/0R/0X + Press notice): No response

**5. Determining Issues:**

5.1 Although the site is located within the Metropolitan Greenbelt (MGB) domestic out buildings are not considered objectionable in principle. The Special Landscape

Area (SLA) policy seeks to ensure the natural beauty of the landscape is safe guarded. Infill policy area P6/4 provides for limited infilling between properties.

- 5.2 In my assessment, the key issues to consider are whether the proposal would have an adverse impact on the SLA, as outlined in policy P3/6 of the TMBLP 1998, and whether the proposal would generally harm visual amenity with regard to design, scale, siting, mass, form and height, impact on adjacent buildings and land.
- 5.3 The design of the proposal is in keeping with the main dwellinghouse in terms of detailing, materials and scale; however I have concerns over the proposed siting. The siting of the garage, close to the front boundary would result in a prominent building clearly forward of this relatively uniform building line and this is generally viewed to be unacceptable as the siting would erode the spacious character and qualities of the established pattern of development along this section of Vigo Road. This impact would be heightened by the changes in level between the road and the garden, although it would also be mitigated to a certain extent by the mature planting which exists along the frontage. Notwithstanding this screening, the garage would still be clearly visible from public vantage points and I would consider it to present a detrimental impact upon the streetscene, visual amenity and the character of the area.
- 5.4 Due to the distance between the proposed garage and the adjacent dwellings, I do not consider that the proposal would result in harm to residential amenity, in terms of privacy, sunlight and daylight, and outlook.
- 5.5 In light of the above considerations I am of the opinion that the proposal, by way of its siting, would cause harm to the character of the area, visual amenity and the streetscene. Accordingly, the proposal would be contrary to Tonbridge and Malling Borough Local Plan policies P4/11 and P4/12.

## **6. Recommendation:**

- 6.1 **Refuse Planning Permission**, as detailed in letters dated 12.09.05 and 28.09.05 and letter date stamped 13.10.05, drawings date stamped 13.10.05 and drawings and site plan date stamped 13.09.05, for the following reasons:
1. The proposal by virtue of its prominent location within the site would cause undue harm to the character of the area, streetscene and visual amenity and would therefore be contrary to policies P4/11 and P4/12 of the Tonbridge and Malling Borough Local Plan 1998.
  2. The Local Planning Authority does not consider that there is any justification, in the circumstances of the present application for overriding the planning policy objections. (GR03)

Contact: Lucy Stainton