
Plaxtol Borough Green And Long Mill	560335 153430	21.12.2005	TM/05/04197/FL
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Proposal:	Alterations and extension to dwelling, w.c., new conservatory, utility room, lobby, first floor balcony, extension to second floor balcony and new dormer windows
Location:	Summer Court School Lane Plaxtol Sevenoaks Kent TN15 0QD
Applicant:	Mr J Parker

1. Description:

1.1 The application proposes the following alterations to a dwelling:

- The erection of a conservatory and utility room extension on the west (front) elevation.
- The provision of a new porch/lobby to the front door and use of its roof to enlarge an existing balcony above.
- A new dormer window to southern facing roof slope.
- The creation of a full width balcony/terrace along the southern side elevation at first floor level.
- A first floor extension to enlarge bedroom 1.
- The enlargement of an existing second floor balcony.

2. The Site:

2.1 The site comprises a large, modern detached dwellinghouse situated on the edge of the village of Plaxtol. The house and much of its curtilage lies within the defined built confines of the settlement, although part of the curtilage is situated outside the confines. The whole of the site lies within the KDAONB and a Conservation Area.

3. Planning History (selected):

- 3.1 TM/04/03597/FL Approved 24.05.2005
Proposed new entrance and closure of existing entrance.
- 3.2 TM/02/02598/FL Approved 17.12.2002
New tennis court, swimming pool and changing rooms.

- 3.3 TTM/98/01742/FL Approved 24.03.1999
Construction of two detached dwellinghouses with garages and formation of new access.

4. Consultees:

- 4.1 PC: Objection – the visual impacts of this proposal would be unacceptable in a Conservation Area and AONB.
- 4.2 Private Reps: 11 + Art 8 Site & Press Notices - 0R/0S/0X.

5. Determining Issues:

- 5.1 Since the proposals amount to domestic extensions to a dwelling located within a settlement, I find the principle of the proposals to be entirely acceptable. Moreover, I do not consider that there are any highway issues. Accordingly, it is only the impacts of the proposed alterations upon the visual amenities of this CA, AONB locality and the impacts of the proposals upon the amenities of other property that are germane to this case.
- 5.2 The application proposes various alterations and extensions to the property, many of which take place at first floor level and roof level. Accordingly, those alterations are likely to be visible from outside the site. Moreover, these are not strictly conventional alterations and the south elevation of the property would be somewhat unorthodox in its appearance with substantive balconies at first and second floor levels. However, I consider that the detailed design and the materials proposed for these alterations would be sympathetic to the host property and would not as a result be detrimental to the visual amenity of the locality, the CA or the wider AONB.
- 5.3 With respect to residential amenity, none of the surrounding dwellings would be adversely affected by the proposals in terms of either their light or privacy levels given the spacing that exists between Summer Court and its neighbouring properties.
- 5.4 In summary, I appreciate the PC's concerns to protect the amenities of the CA and AONB but do not find that these alterations will cause any undue harm to those designations.

6. Recommendation:

- 6.1 **Grant Planning Permission** 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 accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority.

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

Contact: Kevin Wise