

TONBRIDGE & MALLING BOROUGH COUNCIL

AREA 2 PLANNING COMMITTEE

12 April 2006

Report of the Chief Solicitor

Part 1- Public

Matters for Information

1 PLANNING APPEAL DECISIONS

- 1.1 Site **Land to the rear of Ashcroft, Long Mill Lane, Platt**
Appeal **Against the refusal of permission to relocate the existing access and parking and the erection of a single storey dwelling**
Appellant **Mr & Mrs J Colley**
Decision **Appeal allowed and planning permission granted subject to conditions**

Background papers file: PA/29/05

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- 1.1.1 The Inspector considered the main issue to be the effect of the proposed bungalow on the character and appearance of the locality.
- 1.1.2 The local and county wide planning policies require new development to safeguard the character and quality of the local environment and amongst other matters, require development to be appropriate to its surroundings in terms of its scale, location, density and appearance. PPG3: Housing, encourages full and effective use of land of previously developed land. It also makes it clear that increased densities should respect local character and that the local environment should not be compromised.
- 1.1.3 The appeal site forms part of a group of two storey detached houses set back from the road by a similar distance. The proposal is to erect a single storey two bedroom dwelling located about 34 metres from the existing, and between 6 and 10 metres from the rear boundary with the Ferns. SP policy RS2 and LP policy 6/1 support minor development such as that proposed subject to compliance with SP policy RS1.
- 1.1.4 The only visible evidence of the proposal from Long Mill Lane would be the parking space. The Council confirm that the proposal would not harm the street scene, and consider that the revised parking arrangement would not be out of keeping with the appearance of other dwellings in this part of Long Mill Lane.

- 1.1.5 The proposed bungalow would be visible from the rear gardens and the upper floors of neighbouring properties. The two storey high flank walls of No's 3 and 4 The Ferns are located close to the boundary of the appeal site and Arrowan the neighbouring property. At present the two storey elevations of No's 3 and 4 The Ferns dominate views from the adjoining properties in Long Mill Lane, In the Inspector's opinion, the lower height of the proposed bungalow would partially screen these properties and thereby reduce their overall prominence.
- 1.1.6 The Inspector concluded that the bungalow in this proposed location would not harm the established linear character of this part of Long Mill Lane, would reflect the diversity of housing types within the village, comply with SP policies RS1, RS2 and LP policies P4/11 and P6/1 and with national planning policy.

Duncan Robinson
Chief Solicitor