
Platt Borough Green And Long Mill	562677 156528	08.09.2005	TM/05/02804/FL
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Proposal: Garage and store (retrospective)

Location: Beechin Wood Farm Beechinwood Lane Platt Sevenoaks Kent
TN15 8QN

Applicant: Mr W Terry

1. Description:

- 1.1 Members will recall that consideration of this proposal was deferred at the May meeting of this Committee in order that the Chief Solicitor could look into the implications of refusing planning permission. A report from the Chief Solicitor on this matter is attached within Part 2 of this agenda.
- 1.2 Planning permissions have previously been granted for a detached garage and store (see planning history) but as a result of enforcement investigations, it was evident that the applicant has constructed a new garage and store in the approved location but in a different form to the approved drawings. Consequently, planning permission is now sought for the alternative garage/store structure 'as built'.
- 1.3 The building, as constructed, has a roughly 'L' shaped layout and features a pitched, gabled style roof. It has been constructed from brick elevations with tile hung gables under a roof of concrete pan tiles. The building provides a double garage, a kitchen area, a small bathroom and a loft room that was shown on the plans as storage. There was an (unwrapped) bed in the loft and what appeared to be storage cupboards under the coved roof.

2. The Site:

- 2.1 The site comprises a modern detached dwellinghouse and an adjacent field which both fall outside the rural settlement confines of Platt and, therefore, lie within open countryside designated as Metropolitan Green Belt.
- 2.2 The site is surrounded to the south, east and west by open countryside and to the north by residential properties located within the village of Platt. Part of the adjacent built confines of Platt (known as Pigeon's Green) is designated as Platt Conservation Area with some of the neighbouring residential properties in that area being Grade II Listed Buildings.

3. Planning History (selected):

- 3.1 TM/04/03900/FL Approved 31.01.2005
Proposed garage/garden store.

3.2 TM/04/00356/FL Approved 16.08.2004
Proposed garage/garden store.

4. Consultees:

4.1 PC (summarised): Strongly opposed to this application, to the external appearance of the structure and the range of internal facilities it includes. The structure is considered unacceptable in this MGB location. Similar toilet/kitchen facilities were permitted with the pool house granted permission under ref. TM/03/01789/FL so there is no justification for this proposal.

4.2 KCC Highways: No objections.

4.3 Private Reps: 9/0X/4R/0S. The objections to this development are as follows:

- The property has already been enlarged/extended to an unacceptable degree and now appears out of keeping with the area.
- The building is too high and too residential in character.

5. Determining Issues:

5.1 The proposal represents a domestic outbuilding and, as such, can be considered acceptable in principle in this rural MGB location providing that it does not represent an addition over and above what could be deemed to be 'modest' and proportionate to the host dwellinghouse.

5.2 Extant permissions exist for the erection of a garage/store building of a similar scale in this position within the domestic curtilage and, accordingly, my view is that no objection could be raised to this proposal in terms of its size and bulk.

5.3 The actual design of the garage/store is, however, significantly different insofar as the previously approved proposals were more functional in their form and appearance (i.e. much less domestic in their character and appearance). Although it seemed sensible that the original proposals for the garage/store were more functional to match with an adjacent barn, the building is of an acceptable design and appearance and could not reasonably be objected to simply because it is of domestic appearance, given that the site is domestic curtilage.

5.4 The layout and form of this structure means that, as well as providing a garage/storage facility, the building could feasibly be used as annex accommodation to the main house. However, annex accommodation still represents an ancillary use and is not overtly objected to by any planning policy.

5.5 The garage is served by a suitable vehicular access and turning facilities so is acceptable in highway safety terms.

- 5.6 I consider that there are no sustainable reasons to refuse planning permission subject to a condition requiring the use of the revised building to be ancillary to the main building at Beechinwood Farm and recommend accordingly
- 5.7 The issue of whether or not this outbuilding was being used for residential purposes was raised at a Members site inspection. It was evident that the building was being occupied and the applicant confirmed that this occupation was on an ancillary basis. A further planning permission would be required if this use were to take place on an independent basis and, as such, the present issues remain the acceptability of the size, design and appearance of the structure within this rural MGB setting.

6. Recommendation:

6.1 Grant Planning Permission subject to the following conditions:

- 1 The garage shall not be used for any other purpose than the accommodation of private vehicles or for a purpose incidental to the enjoyment of the related dwellinghouse and no trade or business shall be carried on therefrom. (R005)

Reason: To safeguard the amenities and interests of the occupants of other property in this residential area.

Contact: Kevin Wise