

**TONBRIDGE & MALLING BOROUGH COUNCIL**

**AREA 2 PLANNING COMMITTEE**

**13 September 2006**

**Report of the Chief Solicitor**

**Part 1- Public**

**Matters for Information**

**1 PLANNING APPEAL DECISIONS**

1.1 Site **White Cottage, Ismays Road, Ivy Hatch**  
Appeal **Against the refusal of permission for a two storey,  
pitched/dormer flat roofed, front extension to provide a study  
on ground floor and en-suite bathroom on first floor**  
Appellant **Mr & Mrs R Collins**  
Decision **Appeal allowed**  
Background papers file: PA/23/05 Contact: Cliff Cochrane  
01732 876038

1.1.1 The Inspector considered the main issue in the appeal to be whether the proposal would result in disproportionate additions over and above the original dwelling and, if so, whether there are any very special circumstances to overcome the harm from inappropriate development.

1.1.2 The Inspector considered that the proposed extension would be compatible with the design and form of the existing dwelling and have a satisfactory relationship to neighbouring properties and the street scene, from where it could only be glimpsed. She therefore considered that the provisions of LP policy P4/2 would be met.

1.1.3 The proposal would make the extensions to the dwelling outweigh the scale of the original dwelling and there has to be a point where cumulative extensions become disproportionate compared to the original dwelling. In this case the Inspector considered the modest nature of the proposal together with siting, incorporating an existing front dormer window, would not harm the openness or the purposes of including land within the Green Belt or be perceived as greatly increasing the scale of the dwelling. She considered that the proposed extensions could be accommodated without adversely changing the visual impact of the cumulative permitted extensions or appearing more disproportionate to the original dwelling than the existing permitted extensions. On balance the Inspector considered the proposed extension would not result in disproportionate additions over and above the size of the original building and the provisions of National, Strategic and Local Plan policies would be met.

**Duncan Robinson**  
Chief Solicitor