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| East Peckham East Peckham And Golden Green | 567289 148944 | 23 April 2007 | (A) TM/07/01373/FL (B) TM/07/01374/LB |
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| Proposal: | (A) Erection of a garden room (B) Listed Building Application: Erection of a garden room |
| Location: | Hale Place Cottage 43 Hale Street East Peckham Tonbridge Kent TN12 5HL |
| Applicant: | Mr And Mrs Epps |

1. Description:

1.1 These are applications for planning permission and for Listed Building Consent for a garden room attached to the rear of the house by a glazed link. The proposal would add a 5m x 4.1m orangery, linked by a 1.65m x 1.5m glazed corridor. The structure has a cruciform style pitched roof design with a ridge height of 2.8m.

2. The Site:

2.1 Hale Place Cottage is a Grade II Listed dwelling which lies within the built confines of East Peckham. The property is located on the western side of Hale Street and the eastern (flank) elevation of the cottage abuts the road. The rear garden, to the south of the house, sits above road level, and the roadside boundary is formed by a fence with trellis above. This elevation is therefore fairly visible in views from the road.

2.2 The cottage appears single storey to the front (north side) with a steeply pitched clay plain tiled roof. To the rear the eaves are higher to incorporate a first floor. The property has exposed framing, tile hanging, render and a cat-slide roof to the west.

2.3 There is a level rise of approx 1.5m between the rear (south) garden of the dwelling and the adjacent garden to the south.

3. Planning History (most relevant):

TM/58/10598/OLD grant with conditions 23 October 1958
(SW/4/58/572B)
Alterations.

TM/96/00184/LB Grant With Conditions 19 April 1996

Listed Building Application: Change bathroom window

TM/97/01699/LB Grant With Conditions 16 December 1997

Listed Building Application: wooden framed double glazed country bar windows to replace existing crittal single glazed windows

TM/03/00029/FL Grant With Conditions 19 June 2003

Construction of detached house with detached garage and new detached garage for existing house

TM/06/00963/FL Refuse 25 September 2006

New triple bay detached garage and side extension to house

TM/06/00964/LB Refuse 25 September 2006

Listed Building Application: Amendment of design for garage for planning permission TM/03/00029/FL, side extension and change of use from bedroom into 2 no. bathrooms

TM/07/00085/FL Approved 27 March 2007

Double garage and workshop (revision to planning permission TM/06/00963/FL)

4. Consultees ((A) and (B) unless otherwise stated):

4.1 PC: Objection: The scale, size and mass of the proposal is considered excessive for the proposed location.

4.2 Environment Agency (application A only): No objection. The EA offers the following advice: The site is located within an area which is known to be at risk from flooding. However, due to the nature and scale of the proposal, the Agency has no objection on flood grounds provided it is not intended to use the garden room as additional sleeping accommodation.

The applicant should be made aware that the development, even if above the flood level, is within a flood plain and may have problems with surface water disposal, dampness and means of access during flood events.

The applicant should ensure that the existing drainage systems are well maintained and of sufficient capacity to cope with any additional flow or loading that may occur as a result of the proposal.

4.3 Private reps (3/0R/0S/0X) + Press and Site Notices: No response at time of writing, any previously uncanvassed responses will be included in the supplementary report.

4.4 Statutory Listed Building consultees (application B only): No response.

5. Determining Issues:

5.1 The main determining issues in this case are the principle of the development, the appropriateness of the scale, form, height, bulk and proportions of the proposed addition; impact on the fabric, character and setting of the Listed Building and any impact on residential amenity.

5.2 The site is located in the built confines where residential extension is acceptable in principle. In addition, an extension to a listed dwelling is acceptable in broad policy terms.

5.3 The form of the proposal has been designed to minimise the impact to the fabric of the Listed Building. The use of a link structure would result in only a small amount of alteration to the original fabric of the building. The use of the glazed link would also create space between the original building and the proposed modern addition to make a clear distinction between both structures. Moreover, the use of a patently modern design would not compete with the original 18th Century cottage, it would therefore, in my opinion be an honest modern addition. I therefore consider the proposal to accord with policy P4/1 of the Tonbridge & Malling Borough Local Plan 1998.

5.4 The proposal has, in my opinion, a modest scale, bulk, and proportion, in keeping with the main dwellinghouse. The ridge height has been kept low at 2.8m and I consider the roof design to be appropriate in this instance.

5.5 The dwellinghouse has not been extended previously and accordingly there is scope for an addition, in principle. The scale, form, height, bulk and proportions, are in my opinion modest and appropriate to the dwellinghouse. I therefore consider the proposal to accord with policies P4/11 and P4/12 of the Tonbridge & Malling Borough Local Plan 1998.

5.6 The proposal is located to the rear, not close to adjoining property and is low level the proposal would not therefore cause loss of daylight or sunlight. The proposed garden room is close to the southern boundary and the garden area of Hale Place. The land rises from the application site by 1.5m approx at the southern boundary line. The southern boundary treatment is mature hedging to approx 2m and accordingly I do not consider that the proposal would result in an undue loss of privacy to Hale Place.

5.7 In light of the above considerations, I consider the proposal to accord with policies P4/1, P4/11 and P4/12 of the Tonbridge & Malling Borough Local Plan 1998.

6. Recommendation:

(A) TM/07/01373/FL:

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.

Informative:

- 1 The applicant is reminded that the development is within a flood plain and may have problems with surface water disposal, dampness and means of access during flood events.
- 2 The applicant is reminded that the existing drainage systems should be well maintained and of sufficient capacity to cope with any additional flow or loading that may occur as a result of the proposal.

(B) TM/07/01374/LB:

6.2 Grant Listed Building Consent subject to the following conditions:

- 1 The development and works to which this consent relates shall be begun before the expiration of three years from the date of this consent.

Reason: In pursuance of Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

- 2 No development shall take place until details of any joinery to be used have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

Contact: Lucy Stainton