

Trottscliffe **564142 159899** **3 March 2008** **TM/07/04463/FL**
Downs

Proposal: Conversion and extension of outbuilding to create a small detached dwelling, one and a half storey high with parking and turning facilities
Location: Walnut Tree Farm Addington Lane Trottscliffe West Malling Kent ME19 5DW
Applicant: Mr And Mrs Venis

1. Description:

- 1.1 Members will recall that this application was deferred from the March meeting of the Area 2 Planning Committee for a Members Site inspection to take place. The Inspection took place on 21 April 2008.
- 1.2 A copy of my previous report is attached as an Annex.

2. Reason for reporting to Committee:

- 2.1 See paragraph 1.1 above.

3. The Site:

- 3.1 The site of the proposed dwelling and residential curtilage (including the proposed parking spaces) lie within the settlement confines of Trottscliffe, within the Trottscliffe Conservation Area and an Area of Outstanding Natural Beauty.
- 3.2 The access to the site currently exists and lies outside the settlement confines of the village, within the Metropolitan Green Belt.
- 3.3 Walnut Tree Farm House lies approx.10 metres to the north of the proposed dwelling and residential dwellings are located on the east side of Addington Lane, opposite the site.

4. Planning History (most relevant):

TM/05/02831/FL Grant With Conditions 24 May 2006

Formation of new farm access

TM/06/03483/FL Refuse 22 December 2006

Detached dwelling

5. Consultees:

Comments brought forward from the supplementary report to the previous meeting of the Area 2 Planning Committee

- 5.1 PC: Objection. The previous comments of the PC remain unchanged. The proposed dwelling will have a disastrous impact on the landscape and views of that part of the village. There will be a 24 foot high wall rising straight out of Addington Lane, which will destroy the open views from the village green south. The track was granted for access for agricultural use.
- 5.2 Private Reps: 3 further letters have been received raising objections on the same grounds that were previously stated in my main report regarding this application.
- 5.3 No further comments have been received from any party since this application was deferred from the March meeting of the Area 2 Planning Committee.

6. Determining Issues:

- 6.1 The determining issues are set out in my previous report, a copy of which is attached as an Annex.
- 6.2 For the reasons specified in my previous report, I recommend that planning permission be granted.

7. Recommendation:

- 7.1 **Grant Planning Permission** in accordance with the following submitted details: Certificate A dated 16.01.2008, Letter 21.12.07 dated 21.12.2007, Letter dated 16.01.2008, Design and Access Statement dated 21.12.2007, Proposed Plans DHA/6002/11 dated 21.12.2007, Existing Plans DHA/6002/12 dated 21.12.2007, Proposed Plans DHA/6002/13 dated 21.12.2007, Elevations DHA/6002/14 A dated 21.02.2008, Letter dated 03.03.2008, Location Plan DHA/6002/10 A dated 03.03.2008, subject to:

Conditions / Reasons

- 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. No development shall take place until details and samples of materials to be used externally have been submitted to and approved 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 the visual amenity of the locality.

3. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and boundary treatment. All planting, seeding and turfing comprised in the approved scheme of landscaping shall be implemented during the first planting season following occupation of the buildings or the completion of the development, whichever is the earlier. Any trees or shrubs removed, dying, being seriously damaged or diseased within 10 years of planting shall be replaced in the next planting season with trees or shrubs of similar size and species, unless the Authority gives written consent to any variation. Any boundary fences or walls or similar structures as may be approved shall be erected before first occupation of the building to which they relate.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality.

4. The use shall not be commenced, nor the premises occupied, until the area shown on the submitted layout as vehicle parking space has been provided, surfaced and drained. Thereafter it shall be kept available for such use and no permanent development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking or re-enacting that Order) shall be carried out on the land so shown or in such a position as to preclude vehicular access to this reserved parking space.

Reason: Development without provision of adequate accommodation for the parking of vehicles is likely to lead to hazardous on-street parking.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order) no development shall be carried out within Class A, B, C, D, E of Part 1 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto.

Reason: In order to regulate and control further development within this site in the interest of the character and appearance of the Conservation Area and the natural beauty of the Area of Outstanding Natural Beauty in which the site is located.

Contact: Matthew Broome