

Stansted Downs **560398 162126** **6 January 2011** **TM/10/03518/FL**

Proposal: Demolish existing house and erection of new detached two storey dwelling with detached double garage (revised elevation to that approved under TM/10/02518/FL: Demolish existing house and erection of new detached two storey dwelling with detached double garage)

Location: Cob Trees Hatham Green Lane Stansted Sevenoaks Kent TN15 7PL

Applicant: Mr Nathan King

1. Description:

- 1.1 The proposal seeks planning permission to erect a new detached two storey dwelling with detached double garage, following demolition of the house that formerly stood on the site.
- 1.2 Planning permission was granted on 6 January 2011 (TM/10/02518/FL) for a replacement dwelling, of the same scale as now proposed and in the same position but with different elevational details.
- 1.3 The current application plans were submitted for consideration as part of the previous application. However, when these were reported to Area 2 Planning Committee on 27 October 2010, Members deferred the application for officers to negotiate a change in the external materials to include hanging tiles in lieu of the timber and render cladding and to negotiate mature specimen trees in the landscaping. Those changes were achieved, the proposal was amended, and planning permission was granted on the basis of those amended plans.
- 1.4 The applicant has detailed the materials that are now proposed:
 - Ground floor walls – Freshfield Lane, First Quality Multi Facing bricks;
 - First floor walls – cream render and Green Oak boards;
 - Roof tile – Eternit Acme Double camber plain clay tiles – Antique.
- 1.5 The applicant proposes to include the mature specimen trees negotiated following this in the current proposal.
- 1.6 At the time of writing this report, the work carried out on site has not reached the stage of elevation details.

2. Reason for reporting to Committee:

- 2.1 Due to the controversial nature of the application.

3. The Site:

- 3.1 The site lies in the MGB, in the countryside. The site is located on a corner plot, on raised land visible from Plaxdale Green Road. The original dwelling was built in the 1970s as an agricultural dwelling. The agricultural tie was removed under application TM/02/02035/FL.

4. Planning History:

TM/01/01386/FL Refuse 13 September 2001

Relaxation of agricultural occupancy condition on Cobtrees

TM/02/02035/FL Grant 2 September 2002

Relaxation of condition (v) of MK4/72/600 for agricultural occupancy

TM/07/00497/FL Approved 5 April 2007

First floor side extension, single storey rear extension and detached double garage

TM/10/01508/FL Approved 22 July 2010

Revisions to planning permission TM/07/00497/FL. Erection of a first floor side extension and detached garage. Change of external facing material at first floor and associated landscaping

TM/10/02518/FL Approved 6 January 2011

Demolish existing house and erection of new detached two storey dwelling with detached double garage

5. Consultees:

- 5.1 PC: The Parish Council supports the condition of the above approval imposed by the local planning authority that the exterior finish should be tile hung. This is stated in the Committee report for the Area 2 Planning Committee meeting held on 8 December 2010, see item 3.1, and it was on this basis that approval was granted. Paragraph 34 of PPS1 details that "design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area ... should not be accepted." PPS7 specifically requires proposals to be "of an appropriate design and scale for its location". The applicant's planning consultants cite, with photograph, Jane's Farm, at the crossroads of Hatham Green Lane, Ash Lane and Stansted Lane, as an example of a house in the vicinity with the external finish the applicant desires. We would point out that this house is in a prominent position and causes some comment

locally (not just in this parish). It is well outside the village envelope and not really close to any other buildings, whereas Cob Trees is within the village envelope, has other houses close by and actually is only just outside the conservation area. The Parish Council therefore does not consider this to be a valid or direct comparison.

5.1.1 The Parish Council continues to consider the mock Tudor finish inappropriate.

5.2 DHH: If during development work, significant deposits of made ground or indicators of potential contamination are discovered, the work shall cease until an investigation/ remediation strategy has been agreed with the LPA.

5.3 Private Reps + Art 8 Site and Press Notice: One response received, objecting on the following grounds:

- The new building is already more visible than the older building and appears larger than any of the other houses around;
- Even if the new hazel trees grow to full height they will not screen a building of the proposed mass;
- The proposed render and green oak would make the house even more visible, not in-keeping with the village;
- Jane's Farm, to which the applicants compare the proposed design, is at the other end of Hatham Green Lane, approximately one mile away;
- Janes Farm is a one off design on the edge of the village;
- There are fewer houses neighbouring Janes Farm than Cob Trees;
- The site can be seen from within the village Conservation Area;
- Render would emphasise the increased scale of the dwelling;
- Other dwellings in the village with similar scale are mainly flint, brick or tile hung.

6. Determining Issues:

6.1 The principle of a replacement dwelling of the scale proposed in the position proposed has been established by the previous permission (TM/10/02518/FL). Therefore the main determining issues are the impact of the proposed elevational detail on the amenity of the surrounding locality.

6.2 As explained above, when elevational details identical to those now proposed were reported to Committee in connection with application TM/10/02518/FL, Members did not consider this to be an appropriate or acceptable approach to the

design of the building and made a decision to defer the application, requesting that Officers negotiate to seek a different choice of external materials.

- 6.3 Policy CP24 of the TMBCS states that all development must be well designed and of a high quality in terms of detailing and use of appropriate materials, and must through its scale, density, layout, siting, character and appearance be designed to respect the site and its surroundings.
- 6.4 Policy SQ1 of the MDE DPD requires new development to protect, conserve and, where possible, enhance the character and local distinctiveness of the area, including its historical and architectural interest.
- 6.5 The applicant has argued that there is an example of a similarly designed dwelling at the junction of Hatham Green Lane and Ash Lane. This is some distance away from the application site. The dwellings in the proximity to the application site are predominantly a mix of bricks and tile hanging. There are no dwellings nearby constructed of render and green oak boarding. Any dwellings that are painted/ rendered within the surrounding locality do not have green oak boarding. This is not a material that is characteristic of this rural locality.
- 6.6 The views expressed by this Committee in relation to the previous application are a material planning consideration.
- 6.7 In light of the above considerations, I recommend that the application be refused.

7. Recommendation:

7.1 Refuse Planning Permission on the following grounds:

1. The design of the proposed dwelling and specifically the proposed external materials, would be out of keeping with the surrounding rural locality and contrary to Policy CP24 of the Tonbridge and Malling Borough Core Strategy 2007 and policy SQ1 of the Tonbridge and Malling Managing Development & the Environment Development Plan Document 2010.

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