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<b>Ightham</b> Ightham	<b>559439 157436</b>	<b>14 February 2012</b>	<b>TM/12/00416/FL</b>
Proposal:	Single storey kitchen extension		
Location:	The Lodge Ightham Court Fen Pond Road Ightham Sevenoaks Kent TN15 9JF		
Applicant:	Mr Lunt		

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**1. Description:**

- 1.1 The proposal seeks planning permission for a single storey extension to the south elevation of the existing dwelling.

**2. Reason for reporting to Committee:**

- 2.1 The need to consider the proposal against Green Belt policies.

**3. The Site:**

- 3.1 The site is situated within the Metropolitan Green Belt and Area of Outstanding Natural Beauty (AONB) and outside of the village confines of Ightham, within the open countryside.
- 3.2 The Lodge is a detached dwelling of brick and ragstone set in a generous plot.

**4. Planning History:**

TM/52/10235/OLD grant with conditions 23 October 1952

Addition of kitchen and W.C. and Drainage to Lodge Gate

TM/53/10259/OLD grant with conditions 23 July 1953

Alterations

TM/72/10641/OLD grant with conditions 15 December 1972

Double garage

TM/72/11067/OLD grant with conditions 22 November 1972

Stable Block of three loose boxes

TM/87/10679/FUL grant with conditions 30 December 1987

Extension to concrete hall and cloakroom.

TM/87/10792/FUL grant with conditions 18 September 1987

Bathroom at first floor and new stairs.

TM/90/10794/FUL grant with conditions 16 October 1990

Single & second storey extensions.

TM/96/01612/FL Refuse 3 January 1997

relocation of existing garage

TM/97/00115/FL Grant With Conditions 30 October 1997

relocation of existing garage (revised application to that submitted under reference TM/96/1612/FL)

TM/03/03399/FL Refuse 31 December 2003

Construction of stables, tack room and feed store

TM/04/02075/TPOC Grant With Conditions 22 July 2004

Fell one dying Sycamore in driveway (TPO ref. 12.07.02)

TM/05/00348/FL Grant With Conditions 21 April 2005

Provision of dry paddock and sand school

TM/87/11968/TPOC Grant 30 December 1987

Fell three Beech trees (TPO 12.07.02)

## **5. Consultees:**

5.1 PC: No objections.

5.2 KCC(Heritage): No comments.

5.3 Private Reps: 4/0R/0X/0S + Art 8 Site + Press. No response.

**6. Determining Issues:**

- 6.1 The site lies within the Metropolitan Green Belt. Paragraph 89 of the NPPF and Policy CP3 of the TMBCS set out the framework for considering proposals in the Green Belt. This is that the construction of new buildings in the Green Belt should normally be regarded as inappropriate; however one exception to this is the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- 6.2 Within the AONB, proposals must preserve or enhance the natural beauty of the landscape and accord with policy CP7 of the TMBCS.
- 6.3 Saved Policy P4/12 and Policy Annex PA4/12 of the Tonbridge and Malling Borough Local Plan (TMBLP) 1998 relate to residential extensions and seek to ensure that proposals are of a form, scale, and design (including the use of appropriate materials) which would not adversely impact on the character of the building or wider streetscene. These policies also consider the impact of residential extensions on residential amenity through loss of light, privacy and overlooking of garden areas.
- 6.4 The dwelling has been considerably extended since 1948, and it is now over twice the size of the “original” dwelling. I am of the opinion that, due to the past extensions which have been undertaken to the dwelling, the proposed single storey extension would cumulatively result in a disproportionate addition above the original and is therefore inappropriate development within the Green Belt.
- 6.5 However, given the single storey nature of the proposal and the fact that it would not be visible from Fen Pond Road, nor from any other public vantage points, it would be difficult to argue that the proposal in itself would have a detrimental impact upon the openness of the Metropolitan Green Belt. For similar reasons, the proposed extension will have no appreciable impact on the inherent character of the AONB.
- 6.6 The site is set within fairly spacious grounds, and I am satisfied that the proposal would not result in a loss of privacy, and is in accordance with saved Policy P4/12 (and the associated annex) of the TMBLP.
- 6.7 Core Strategy policy CP24 requires all new development to be well designed and of a high quality in terms of detailing and use of materials. It must also be designed to respect the site and its surroundings. Paragraph 58 of the NPPF provides a set of design criteria against which proposals for development should be assessed. It is considered that the proposed extension has been well designed and performs positively against these criteria.
- 6.8 On balance, in light of the above, I recommend approval.

**7. Recommendation:**

- 7.1 **Grant Planning Permission** in accordance with the following submitted details: Letter dated 14.02.2012, Letter dated 07.02.2012, Validation Checklist dated 07.02.2012, Floor Plan 468/04 dated 07.02.2012, Drawing 468/05 dated 07.02.2012, Drawing 468/08 dated 07.02.2012, Drawing 468/09 dated 07.02.2012, Location Plan 468/STLCPL dated 14.02.2012, 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 match those of the existing building.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality in accordance with Policies CP1 and CP24 of the Tonbridge and Malling Borough Core Strategy, Policy SQ1 of the Tonbridge and Malling Borough Managing Development and the Environment Development Plan Document, saved Policy P4/12 of the Tonbridge and Malling Borough Local Plan and paragraph 58 of the National Planning Policy Framework (2012).

Contact: Glenda Egerton