

TONBRIDGE & MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

14 November 2006

Report of the Chief Solicitor

Part 1- Public

Matters for Information

1 PLANNING APPEAL DECISIONS

1.1 Site **The Barn, Great Lunsford Farm,
474 Lunsford Lane, Aylesford**
Appeal **Against the refusal of permission for the erection of a single
bay detached garage with carport**
Appellant **Mrs C Rice**
Decision **Appeal allowed**
Background papers file: PA/35/06

Contact: Cliff Cochrane
01732 876038

- 1.1.1 The Barn is a rural building converted to residential use set amongst similar buildings close to Great Lunsford Farm. The cartilage is well shielded on all sides except to the south, where there is wider visibility across fields to Leybourne Way.
- 1.1.2 Such a building would not fall within any of the definitions of development to be controlled by Local Plan Policy P6/10, although the Council considers that the application should be determined in accordance with that policy's provisions applying to extensions of dwellings created as a result of conversion of a rural building. The Inspector did not consider this to be the correct approach and, in the absence of any specific policy within the development plan, considered that the application should be determined in accordance with more general policies, taking into account other material considerations.
- 1.1.3 In the Inspector's opinion the sensitive design of the building would fit well within the setting of existing buildings. Its particular location would be shielded from public view except from Leybourne Way, from where the building would be seen only in the distance and as one of the buildings of the original farmstead.
- 1.1.4 The Inspector concluded that the development would have no discernible impact on its rural location and would make a positive contribution to the built environment.

Duncan Robinson
Chief Solicitor