

TONBRIDGE & MALLING BOROUGH COUNCIL

AREA 3 PLANNING COMMITTEE

12 November 2009

Report of the Chief Solicitor

Part 1- Public

Matters for Information

1 PLANNING APPEAL DECISIONS

- 1.1 Site **The New Barn, Great Cossington Farm, Pratling Street, Aylesford**
Appeal **Against the refusal of planning permission for the installation of two lead clad dormer windows and two conservation roof lights onto rear roof slope**
Appellant **Mr J Woodgate**
Decision **Appeal allowed**
Background papers file: PA/28/09
- Contact: Cliff Cochrane
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The Inspector considered the main issue to be the effect of the proposal on the character and appearance of the existing building and the surrounding rural landscape.

The appeal property is a two storey dwelling, permitted in 2000, with the upper floor entirely contained within the roofspace and lit by two conservation style roof lights at the front and two narrow windows in the gable ends. The dwelling is located within a quadrangle of former agricultural buildings all of which have been converted to residential use. Notwithstanding the previous agricultural use, the buildings have a clearly defined residential character.

Due to their small size and the degree of separation from the ridge and eaves, the proposed dormers would form a subservient feature within the overall roof slope. They would be well proportioned in relation to the overall size of the dwelling and in keeping with its simple design.

The dwelling is adjoined by open farmland to the rear, and there are no dormer windows within the rear roof slopes of any of the dwellings within this group. Although the proposed dormers may be visible across the open fields to the rear, due to their size and lead cladding, they would not be prominent within

the surrounding landscape. The Inspector considered they would be less noticeable than the domestic buildings within the curtilage of North Barn and the appeal property. He therefore concluded that the proposal would not harm the character and appearance of the existing building or the surrounding rural landscape and would comply with policy P4/12 of the Tonbridge & Malling Borough Local Plan which seeks to ensure that residential extensions do not harm the character of the building or street scene and policy CP14 of the Tonbridge & Malling Borough Council Local Development Framework Core Strategy which permits appropriate extensions to existing dwellings within the countryside.

Ian Henderson

Chief Solicitor