





In any case, since publication of the Agenda, the applicant has reviewed the recommendation and substantive assessment and has decided to reconsider the scheme and has formally withdrawn the current application.

## **APPLICATION FORMALLY WITHDRAWN BY APPLICANT**

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**Addington**                      **TM/15/02126/FL**  
**Downs And Mereworth**

### **Demolition of existing sheds/buildings and erection of a detached 3-bay garage and single storey outbuilding comprising a home gym, home office and store at Shelmerdene Addington Green Addington for Mr C Adams**

**Applicant:** A clearer Location Plan and Block Plan and annotated external materials for the buildings were submitted on 8 December 2015. These do not provide any amendments to the scheme.

**Parish Council:** The Parish Council, in their email dated 6 December 2015, expressed surprise that they were not re-consulted on the revisions to the scheme. After considering the changes their objection remains on the grounds that although the height of the buildings has been reduced that the proposal still represents overdevelopment of the site and that it would harm the spaciousness of the locality and the Green Belt. It was also their view that buildings would adversely impact on the character of the area due to their siting adjacent to the rear boundaries of the cottages to the south. Concern has also been raised that the home office/gym could be used for commercial activities or turned into residential accommodation.

**Private Reps:** One additional neighbour representation has been received advising that no real objections are raised providing that the maximum height of the buildings be no more than 1.2m above the rear fence and there is planning control so the gym is for social and domestic enjoyment only and not for commercial use.

**DPHEH:** The buildings will be large in footprint however the site is spacious and the buildings are positioned within the southwest corner of the site which is within the settlement confines. The buildings would also be situated immediately adjacent to a large scale outbuilding to the west and several smaller sheds in the rear gardens of the cottages to the south. This would cluster the proposed outbuildings close to established outbuildings therefore minimising their spatial impact on the locality.

The outbuildings are now of a typical domestic height and although they would be visible to some extent from the rear of the cottages to the south due to the slope of the land, the visual impact of the buildings is not considered to be adverse. This is due to the combination of the setback from the common boundary, the intervening sheds and pedestrian access directly to the south of the building at the rear of the gardens to the cottages and the sympathetic hipped roof form and external materials (timber weatherboarding and slate roof tiles) of the buildings. A planning condition tying the height of the buildings to the existing rear fence of the cottages would not be reasonable in my view.

