

# TONBRIDGE & MALLING BOROUGH COUNCIL



## EXECUTIVE SERVICES

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### Chief Executive

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**NB - This agenda contains proposals, recommendations and options. These do not represent Council policy or decisions until they have received proper consideration through the full decision making process.**

Contact: Democratic Services  
committee.services@tmbc.gov.uk

24 October 2023

To: MEMBERS OF THE AREA 2 PLANNING COMMITTEE  
(Copies to all Members of the Council)

Dear Sir/Madam

Your attendance is requested at a meeting of the Area 2 Planning Committee to be held in Council Chamber, Gibson Drive, Kings Hill on Wednesday, 1st November, 2023 commencing at 7.30 pm.

Members of the Committee are required to attend in person. Other Members may attend in person or participate online via MS Teams.

Information on how to observe the meeting will be published on the Council's website. Deposited plans can be viewed online by using [Public Access](#).

Yours faithfully

JULIE BEILBY

Chief Executive

## AGENDA

1. Guidance for the Conduct of Meetings

5 - 8

## **PART 1 - PUBLIC**

2. Apologies for Absence
3. Declarations of Interest

Members are reminded of their obligation under the Council's Code of Conduct to disclose any Disclosable Pecuniary Interests and Other Significant Interests in any matter(s) to be considered or being considered at the meeting. These are explained in the Code of Conduct on the Council's website at [Code of conduct for members – Tonbridge and Malling Borough Council \(tmbc.gov.uk\)](https://www.tmbc.gov.uk).

Members in any doubt about such declarations are advised to contact Legal or Democratic Services in advance of the meeting.

4. Minutes 9 - 12

To confirm as a correct record the Minutes of the meeting of Area 2 Planning Committee held on 9 August 2023.

5. Glossary and Supplementary Matters 13 - 20

Glossary of abbreviations used in reports to the Area Planning Committee (attached for information)

Any supplementary matters will be circulated via report in advance of the meeting and published to the website.

### **Decisions to be taken by the Committee**

6. TM/23/01194/FL - North Down, Plaxdale Green Road, Stansted, Sevenoaks 21 - 28

Extension of an outbuilding to create new accommodation.

### **Matters for Information**

7. Planning Appeals, Public Inquiries and Hearings 29 - 30

To receive and note any update in respect of planning appeals, public inquiries and hearings held since the last meeting of the Planning Committee.

8. Urgent Items

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

## **Matters for consideration in Private**

9. Exclusion of Press and Public 31 - 32

The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information.

## **PART 2 - PRIVATE**

10. Urgent Items

Any other items which the Chairman decides are urgent due to special circumstances and of which notice has been given to the Chief Executive.

## **MEMBERSHIP**

Cllr W E Palmer (Chair)  
Cllr C Brown (Vice-Chair)

Cllr B Banks  
Cllr R P Betts  
Cllr M D Boughton  
Cllr P Boxall  
Cllr M A Coffin  
Cllr S Crisp  
Cllr Mrs T Dean

Cllr D Harman  
Cllr S A Hudson  
Cllr J R S Lark  
Cllr R V Roud  
Cllr K B Tanner  
Cllr Mrs M Tatton  
Cllr M Taylor

## **GUIDANCE ON HOW MEETINGS WILL BE CONDUCTED**

- (1) Most of the Borough Council meetings are livestreamed, unless there is exempt or confidential business being discussed, giving residents the opportunity to see decision making in action. These can be watched via our YouTube channel. When it is not possible to livestream meetings they are recorded and uploaded as soon as possible:

<https://www.youtube.com/channel/UCPp-IJISNgoF-ugSzxjAPfw/featured>

- (2) There are no fire drills planned during the time a meeting is being held. For the benefit of those in the meeting room, the fire alarm is a long continuous bell and the exits are via the doors used to enter the room. An officer on site will lead any evacuation.
- (3) Should you need this agenda or any of the reports in a different format, or have any other queries concerning the meeting, please contact Democratic Services on [committee.services@tmbc.gov.uk](mailto:committee.services@tmbc.gov.uk) in the first instance.

### **Attendance:**

- Members of the Committee are required to attend in person and be present in the meeting room. Only these Members are able to move/ second or amend motions, and vote.
- Other Members of the Council can join via MS Teams and can take part in any discussion and ask questions, when invited to do so by the Chair, but cannot move/ second or amend motions or vote on any matters. Members participating remotely are reminded that this does not count towards their formal committee attendance.
- Occasionally, Members of the Committee are unable to attend in person and may join via MS Teams in the same way as other Members. However, they are unable to move/ second or amend motions or vote on any matters if they are not present in the meeting room. As with other Members joining via MS Teams, this does not count towards their formal committee attendance.
- Officers can participate in person or online.

- Members of the public addressing an Area Planning Committee should attend in person. However, arrangements to participate online can be considered in certain circumstances. Please contact [committee.services@tmbc.gov.uk](mailto:committee.services@tmbc.gov.uk) for further information.

Before formal proceedings start there will be a sound check of Members/Officers in the room. This is done as a roll call and confirms attendance of voting Members.

### **Ground Rules:**

The meeting will operate under the following ground rules:

- Members in the Chamber should indicate to speak in the usual way and use the fixed microphones in front of them. These need to be switched on when speaking or comments will not be heard by those participating online. Please switch off microphones when not speaking.
- If there any technical issues the meeting will be adjourned to try and rectify them. If this is not possible there are a number of options that can be taken to enable the meeting to continue. These will be explained if it becomes necessary.

For those Members participating online:

- please request to speak using the 'chat or hand raised function';
- please turn off cameras and microphones when not speaking;
- please do not use the 'chat function' for other matters as comments can be seen by all;
- Members may wish to blur the background on their camera using the facility on Microsoft teams.
- Please avoid distractions and general chat if not addressing the meeting
- Please remember to turn off or silence mobile phones

### **Voting:**

Voting may be undertaken by way of a roll call and each Member should verbally respond For, Against, Abstain. The vote will be noted and announced by the Democratic Services Officer.

Alternatively, votes may be taken by general affirmation if it seems that there is agreement amongst Members. The Chairman will announce the outcome of the vote for those participating and viewing online.

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## TONBRIDGE AND MALLING BOROUGH COUNCIL

### AREA 2 PLANNING COMMITTEE

Wednesday, 9th August, 2023

**Present:** Cllr W E Palmer (Chair), Cllr C Brown (Vice-Chair), Cllr B Banks, Cllr R P Betts, Cllr M D Boughton, Cllr P Boxall, Cllr M A Coffin, Cllr S Crisp, Cllr D Harman, Cllr J R S Lark, Cllr K B Tanner, Cllr Mrs M Tatton and Cllr M Taylor.

Apologies for absence were received from Councillors Mrs T Dean and S A Hudson.

### PART 1 - PUBLIC

#### **AP2 23/6 DECLARATIONS OF INTEREST**

There were no declarations of interest made in accordance with the Code of Conduct.

#### **AP2 23/7 MINUTES**

**RESOLVED:** That the Minutes of the meeting of the Area 2 Planning Committee held on 22 February 2023 be approved as a correct record and signed by the Chairman.

#### **AP2 23/8 GLOSSARY AND SUPPLEMENTARY MATTERS**

Decisions were taken on the following applications subject to the pre-requisites, informatives, conditions or reasons for refusal set out in the report of the Director of Planning, Housing and Environmental Health or in the variations indicated below. Any supplementary reports were tabled at the meeting.

Members of the public addressed the meeting where the required notice had been given and their comments were taken into account by the Committee when determining the application. Speakers are listed under the relevant planning application shown below.

### DECISIONS TAKEN BY THE COMMITTEE

#### **AP2 23/9 TM/22/00375/FL - THE OLD DAIRY, MAIDSTONE ROAD, PLATT**

Demolition of existing building and erection of 6 houses, 10 parking spaces, new access drive and associated landscaping.

**RESOLVED:** That the application be APPROVED in accordance with the submitted details, conditions, reasons and informatives set out in the report of the Director of Planning, Housing and Environmental Health;

subject to the applicant entering into a planning obligation with the Borough Council to provide financial contributions towards public open space provision (parks and gardens and outdoor sports facilities).

[Speakers: Mr J Ryan, Mr A Hewitt and Ms D Lamder (members of the public) and Mr Escott (on behalf of the Applicant)].

#### **AP2 23/10 TM/22/00543/FL - DUX FARM BUILDINGS, DUX LANE, PLAXTOL**

Demolition of existing commercial buildings and open-sided agricultural building and residential redevelopment of the site, comprising a single storey detached dwelling & 3 no. detached 2-storey dwellings with associated curtilages, parking and access.

**RESOLVED:** That the planning application be REFUSED for the following reasons:

1. The proposal constitutes inappropriate development, which is by definition harmful to the Green Belt. The proposal by reason of its height, layout, scale, bulk and typography would result in a greater impact on the openness of the greenbelt and an encroachment of development into the countryside contrary to the aims of the Green Belt. No very special circumstances are considered to exist that clearly outweigh the degree of harm to the green belt. The proposal would therefore be contrary to Policies CP3, CP7 and CP14 of the Tonbridge and Malling Core Strategy 2010 and paragraphs 147 to 149 and 176 of the National Planning Policy Framework 2021.
2. The proposal by reason of its height, layout, scale, bulk and typography would result in significant built form in the rural countryside therefore fails to conserve and enhance the landscape and scenic beauty of the Area of Outstanding Natural Beauty contrary to Policies CP7 and CP24 of the Tonbridge and Malling Borough Core Strategy (2007), Policy SQ1 of the Managing Development and Environment Development Plan Document (2010), paragraphs 174 and 176 of the National Planning Policy Framework (2021) and the Kent Downs AONB Management Plan 2021-2026.

[Speakers: Mr M Brewin (representing Plaxtol Parish Council), Mr H Puleston Jones, Mr T Hog and Ms J Morgan (members of the public) and Mr M Roberts (applicant)].

#### **AP2 23/11 PLANNING APPEALS, PUBLIC INQUIRIES AND HEARINGS**

The report setting out updates in respect of planning appeals, public inquiries and hearings held since the last meeting of the Planning Committee was received and noted.

**AP2 23/12 EXCLUSION OF PRESS AND PUBLIC**

There were no items considered in private.

The meeting ended at 9.30 pm

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## **GLOSSARY of Abbreviations used in reports to Area Planning Committees**

### **A**

AAP	Area of Archaeological Potential
AGA	Prior Approval: Agriculture (application suffix)
AGN	Prior Notification: Agriculture (application suffix)
AODN	Above Ordnance Datum, Newlyn
AONB	Area of Outstanding Natural Beauty
APC1	Area 1 Planning Committee
APC2	Area 2 Planning Committee
APC3	Area 3 Planning Committee
AT	Advertisement consent (application suffix)

### **B**

BALI	British Association of Landscape Industries
BPN	Building Preservation Notice
BRE	Building Research Establishment

### **C**

CA	Conservation Area (designated area)
CCEASC	KCC Screening Opinion (application suffix)
CCEASP	KCC Scoping Opinion (application suffix)
CCG	NHS Kent and Medway Group
CNA	Consultation by Neighbouring Authority (application suffix)
CPRE	Council for the Protection of Rural England
CR3	County Regulation 3 (application suffix – determined by KCC)
CR4	County Regulation 4 (application suffix – determined by KCC)
CTRL	Channel Tunnel Rail Link (application suffix)

## **D**

DCLG	Department for Communities and Local Government
DCMS	Department for Culture, Media and Sport
DEEM	Deemed application (application suffix)
DEFRA	Department for the Environment, Food and Rural Affairs
DEPN	Prior Notification: Demolition (application suffix)
DfT	Department for Transport
DLADPD	Development Land Allocations Development Plan Document
DMPO	Development Management Procedure Order
DPD	Development Plan Document
DPHEH	Director of Planning, Housing & Environmental Health
DR3	District Regulation 3
DR4	District Regulation 4
DSSLT	Director of Street Scene, Leisure & Technical Services

## **E**

EA	Environment Agency
EIA	Environmental Impact Assessment
EASC	Environmental Impact Assessment Screening request (application suffix)
EASP	Environmental Impact Assessment Scoping request (application suffix)
EH	English Heritage
EL	Electricity (application suffix)
ELB	Ecclesiastical Exemption Consultation (Listed Building)
EEO	Ecclesiastical Exemption Order
ELEX	Overhead Lines (Exemptions)
EMCG	East Malling Conservation Group
ES	Environmental Statement
EP	Environmental Protection

**F**

FRA	Flood Risk Assessment
FC	Felling Licence
FL	Full Application (planning application suffix)
FLX	Full Application: Extension of Time
FLEA	Full Application with Environmental Impact Assessment

**G**

GDPO	Town & Country Planning (General Development Procedure) Order 2015
GOV	Consultation on Government Development
GPDO	Town & Country Planning (General Permitted Development) Order 2015 (as amended)

**H**

HE	Highways England
HSE	Health and Safety Executive
HN	Hedgerow Removal Notice (application suffix)
HWRC	Household Waste Recycling Centre

**I**

IDD	Internal Drainage District
IDB	Upper Medway Internal Drainage Board
IGN3	Kent Design Guide Review: Interim Guidance Note 3 Residential Parking

**K**

KCC	Kent County Council
KCCVPS	Kent County Council Vehicle Parking Standards: Supplementary Planning Guidance SPG 4
KDD	KCC Kent Design document

KFRS Kent Fire and Rescue Service  
KGT Kent Garden Trust  
KWT Kent Wildlife Trust

## **L**

LB Listed Building Consent (application suffix)  
LBX Listed Building Consent: Extension of Time  
LDF Local Development Framework  
LDLBP Lawful Development Proposed Listed Building (application suffix)  
LEMP Landscape and Ecology Management Plan  
LLFA Lead Local Flood Authority  
LMIDB Lower Medway Internal Drainage Board  
LPA Local Planning Authority  
LWS Local Wildlife Site  
LDE Lawful Development Certificate: Existing Use or Development (application suffix)  
LDP Lawful Development Certificate: Proposed Use or Development (application suffix)  
LP Local Plan  
LRD Listed Building Consent Reserved Details (application suffix)

## **M**

MBC Maidstone Borough Council  
MC Medway Council (Medway Towns Unitary Authority)  
MCA Mineral Consultation Area  
MDE DPD Managing Development and the Environment Development Plan Document  
MGB Metropolitan Green Belt  
MHCL Ministry of Housing, Communities and Local Government  
MIN Mineral Planning Application (application suffix, KCC determined)  
MSI Member Site Inspection



MWLP Minerals & Waste Local Plan

## **N**

NE Natural England

NMA Non Material Amendment (application suffix)

NPPF National Planning Policy Framework

## **O**

OA Outline Application (application suffix)

OAEA Outline Application with Environment Impact Assessment (application suffix)

OAX Outline Application: Extension of Time

OB106D Details pursuant to S106 obligation (application suffix)

OB106M Modify S106 obligation by agreement (application suffix)

OB106V Vary S106 obligation (application suffix)

OB106X Discharge S106 obligation (application suffix)

## **P**

PC Parish Council

PD Permitted Development

PD4D Permitted development - change of use flexible 2 year

PDL Previously Developed Land

PDRA Permitted development – change of use agricultural building to flexible use (application suffix)

PDV14J Permitted development - solar equipment on non-domestic premises (application suffix)

PDV18 Permitted development - miscellaneous development (application suffix)

PDVAF Permitted development – agricultural building to flexible use (application suffix)

PDVAR Permitted development - agricultural building to residential (application suffix)

PLVLR	Permitted development - larger residential extension (application suffix)
PDVOR	Permitted development - office to residential (application suffix)
PDVPRO	Permitted development - pub to retail and/or office (application suffix)
PDVSDR	Permitted development storage/distribution to residential (application suffix)
PDVSFR	Permitted development PD – shops and financial to restaurant (application suffix)
PDVSR	Permitted development PD – shop and sui generis to residential (application suffix)
POS	Public Open Space
PPG	Planning Practice Guidance
PWC	Prior Written Consent
PROW	Public Right Of Way

## **R**

RD	Reserved Details (application suffix)
RM	Reserved Matters (application suffix)

## **S**

SDC	Sevenoaks District Council
SEW	South East Water
SFRA	Strategic Flood Risk Assessment (background for the emerging Local Plan)
SNCI	Site of Nature Conservation Interest
SPAB	Society for the Protection of Ancient Buildings
SPD	Supplementary Planning Document
SSSI	Site of Special Scientific Interest
SW	Southern Water

## **T**

TC	Town Council
TCAAP	Tonbridge Town Centre Area Action Plan

TCS Tonbridge Civic Society  
TEPN56/TEN Prior Notification: Telecoms (application suffix)  
TMBC Tonbridge & Malling Borough Council  
TMBCS Tonbridge & Malling Borough Core Strategy 2007  
TMBLP Tonbridge & Malling Borough Local Plan 1998  
TNCA Notification: Trees in Conservation Areas (application suffix)  
TPOC Trees subject to TPO (application suffix)  
TRD Tree Consent Reserved Details (application suffix)  
TRICS Trip Rate Information Computer System  
TWBC Tunbridge Wells Borough Council

**U**

UCO Town and Country Planning Use Classes Order 1987 (as amended)  
UMIDB Upper Medway Internal Drainage Board

**W**

WAS Waste Disposal Planning Application (KCC determined)  
WTS Waste Transfer Station

(Version 2/2021)

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**Stansted**  
Wrotham, Ightham &  
Stansted

**01 November 2023**

**TM/23/01194/FL**

Proposal: Extension of an outbuilding to create new accommodation.

Location: North Down, Plaxdale Green Road, Stansted, Sevenoaks,  
Kent, TN15 7PB

Go to: [Recommendation](#)

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## 1. Description:

- 1.1 The application seeks planning permission for the construction of a single storey extension to the southern elevation of an existing outbuilding to facilitate its conversion to an annex. The extension features a dual-aspect hipped roof and would be constructed with clay roof tiles and rendered elevations with timber window units. It measures 8.25m in width by 3.5m in depth and 4.39m in height.
- 1.2 The resultant building would accommodate a living / kitchen area, a bedroom and a bathroom. The applicant has confirmed that the accommodation is sought as an annexe to be used for purposes that are ancillary to the use of North Down as a dwellinghouse.
- 1.3 An identical scheme was approved on appeal in 2007 under application 07/00037/FL.

## 2. Reason for reporting to Committee:

- 2.1 This application was called into Planning Committee by the Ward Member Councillor Coffin to allow the Committee to consider the impact of the proposal on the Green Belt.

## 3. The Site:

- 3.1 The application site forms a detached two-storey dwelling situated on the eastern side of Plaxdale Green Road, approximately 650m to the south of the rural settlement of Stansted, and within the Metropolitan Green Belt. The dwelling features a main two storey element and a T shaped single storey projection extending from its northern side elevation. It features a multi-aspect hipped roof and is constructed with clay roof tiles and brickwork elevations with composite window and door units. The dwelling is situated within an extensive curtilage that includes a large wraparound private garden, a single storey outbuilding to the front and a hardstanding large enough to accommodate several cars.

3.2 The outbuilding to which this application relates is a single storey hipped roof structure constructed with plain clay roof tiles and painted elevations with timber window units. It measures 8.25m in width by 4.02m in depth and 4.39m in height.

3.3 The site is contained to the north by a large residential property, to the east by agricultural land and to the south by an access to dwellings and a small farmstead.

**4. Planning History (relevant):**

TM/62/10468/OLD	Granted with conditions	23 August 1962
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A house, garage and vehicular access (as amended)

TM/91/10775/FUL	Granted with Conditions	16 January 1991
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Extension to outbuilding to form toilet accommodation for gardener

TM/98/00988/FL	Granted with Conditions	27 July 1998
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First floor side extension

TM/07/00037/FL	Granted on appeal	17 December 2007
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Extension to existing cottage on site

TM/18/00008/FL	Approved	05 March 2018
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First floor side extension and enclosure of existing tool room.

TM/23/00095/FL	Refused	21 March 2023
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First floor side extension, single storey rear extension and balcony to first floor above

**5. Consultees:**

5.1 PC: None received

5.2 Neighbours: None received

5.3 Site Notice: No response

**6. Determining Issues:**

*Potential impact on the Green Belt*

- 6.1 The application site is located within the Metropolitan Green Belt and is therefore subject to National Green Belt Policy as set out within Chapter 13 of the NPPF, as well as the relevant Local Policies that reference the Green Belt, including CP3 of the TMBCS.
- 6.2 Paragraphs 147 of the NPPF deal with the Green Belt, and state that inappropriate development that is harmful to the green belt should not be approved except in very special circumstances.
- 6.3 Paragraph 148 of the NPPF states that very special circumstances will not exist unless potential harm to the green belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 6.4 These Paragraphs also establish that new buildings within the green belt should be regarded as inappropriate, although exemptions are stipulated within Paragraph 149, including for 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.
- 6.5 The host property is the same size as when it was first constructed in the 1960's aside from a conservatory that has been added to its south facing side elevation; however, consent was granted in 2018 and in 2023 under application 23/01143/FL for the dwelling to be significantly extended with a first-floor side extension (both of these schemes were identical). When taken with the added conservatory, this addition if constructed would result in a 19.85% cumulative increase in the footprint of the dwelling and a 29% increase in its envelope as viewed from Plaxdale Green Road.
- 6.6 The proposed development, whilst it would not be directly attached to the main dwelling, it would extend an outbuilding that was constructed at the same time, and as such for the purposes of this application is viewed as comparable to a residential extension, particularly given the fact that the outbuilding is located only 4m from the main house.
- 6.7 As noted above, an identical scheme was approved in 2007 on appeal , whereby the Inspector concluded that the extended outbuilding would continue to sit comfortably and unobtrusively on the plot, and that in the context of the original dwelling, the proposed addition would not be disproportionate to the size and appearance of Northdown. It was therefore concluded that the proposal would not constitute inappropriate development in the green belt.
- 6.8 The current National and Local policy position for extensions in the green belt is broadly the same as it was in 2007, and therefore there are no new material considerations that can be applied to this application, which would indicate that a different view should be taken. It is however noted that the dwelling had not been extended in 2007 and did not benefit from extant permissions at that time. In this instance, therefore the cumulative impacts of the proposal with the first-floor

extension approved under 23/01143/FL and the existing conservatory must be considered.

- 6.9 Notwithstanding the above, the proposal is of a relatively small scale and would be located behind an existing mature hedgerow, which would screen the majority of its bulk from Plaxdale Green Road. It would also result in relatively small increases in the overall built footprint and front elevation envelope of the property at 5.79% and 1.6% respectively. This would mean cumulatively the footprint and envelope of the resultant buildings would only be 25.64% and 30.6% larger than the original building. As such, it is not considered that the proposal represents an addition that would be disproportionately larger than the application property in its original form.
- 6.10 With regards to design, the proposed extension would be defined by the depth, eave and ridge heights of the existing building, and feature a hipped style roof that would tie in well to the existing building. Furthermore, it would be constructed with matching materials. Mindful of this and the fact that the proposal only seeks to increase the width of the building by 3.5m, it is considered that it would be sympathetic in terms of its overall form, character and design.
- 6.11 Overall, it is therefore considered that the proposed development would be of an acceptable scale and would be sympathetic to the general character and design of the host building. Furthermore, it would not result in disproportionate additions that would be well in excess of the size of the original property. Mindful of this and the fact that an identical scheme has previously been granted planning permission, it is considered that very special circumstances exist to outweigh the limited harm that would be created to the openness of the green belt, and consequently the application complies with the exceptions in paragraph 149 of the NPPF, notably criterion C), and is therefore deemed to be appropriate development within the Green Belt.

*Potential impact on the character of the Countryside*

- 6.12 The site lies within the countryside. Policy CP14 of the TMBCS seeks to restrict development in such areas. However, section (b) states that an appropriate extension to an existing building can be acceptable.
- 6.13 As mentioned, the extension is relatively small in terms of its height and general scale, and would be situated in a location that benefits from natural screening provided by the vegetation that lines the roadside boundary of the site. Therefore, public vantage points of the addition would be limited and as such, it is unlikely that it would have a significantly detrimental impact upon the rural character of the surrounding countryside. Accordingly, and mindful of the fact that the design of the extension would be in keeping with the existing outbuilding, it is difficult to conclude that it would cause unacceptable harm to the character and appearance of the application property as viewed from Plaxdale Green Road and the surrounding public realm, or to the overall rural character of the countryside.



*Impact on neighbouring amenity*

- 6.14 The proposal represents a relatively small extension in terms of its scale and massing, and the nearest neighbouring dwellings lie in excess of 80m to the north and 60m to the south. It is also noted that the site is contained by tree lined boundaries which provide significant amounts of natural screening between these properties.
- 6.15 Mindful of the above, it is considered that the proposal would not result in the harmful enclosure of any neighbouring properties, or lead to a harmful loss of light, outlook or privacy.
- 6.16 Overall, it is therefore deemed that the proposed development would not result in any significant harm to the privacy and residential amenity of the occupiers of any neighbouring dwelling and as such is in accordance with Policy CP24 of the Tonbridge & Malling Borough Core Strategy (2007) in respect of amenity impacts.

*Conclusion*

- 6.17 In conclusion, the proposal would not have an unacceptable impact on the rural character of the countryside that would warrant a refusal of planning permission on design grounds and would not have a detrimental impact upon the residential amenities of the occupiers of neighbouring properties. It is also considered that the proposal does not represent inappropriate development in the green belt and as such complies within the exceptions listed in paragraph 149 of the NPPF. Very special circumstances exist in the fact that the proposed extension has been previously approved on appeal, and overall, it is deemed that it would not result in significant harm to the green belt. It is therefore recommended that the application be approved.

**7. Recommendation:**

- 7.1 **Approve** in accordance with the following conditions:

**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. The development shall be carried out in accordance with the plans listed in this condition: Location Plan, Floor Plans (LHA(08/22)-200), Existing Elevations (LHA(08/22)-201), Proposed Floor Plans & Elevations (1)

Reason: To ensure the development is carried out in accordance with the approval and to ensure the quality of development indicated on the approved plans is achieved in practice.

3. 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.

4. The annex accommodation hereby permitted shall be occupied only in conjunction with the original dwellinghouse known as North Down as a single dwellinghouse and shall not be used, let or sold at any time as a separate unit of living accommodation.

Reason: To safeguard the character and amenities of the locality

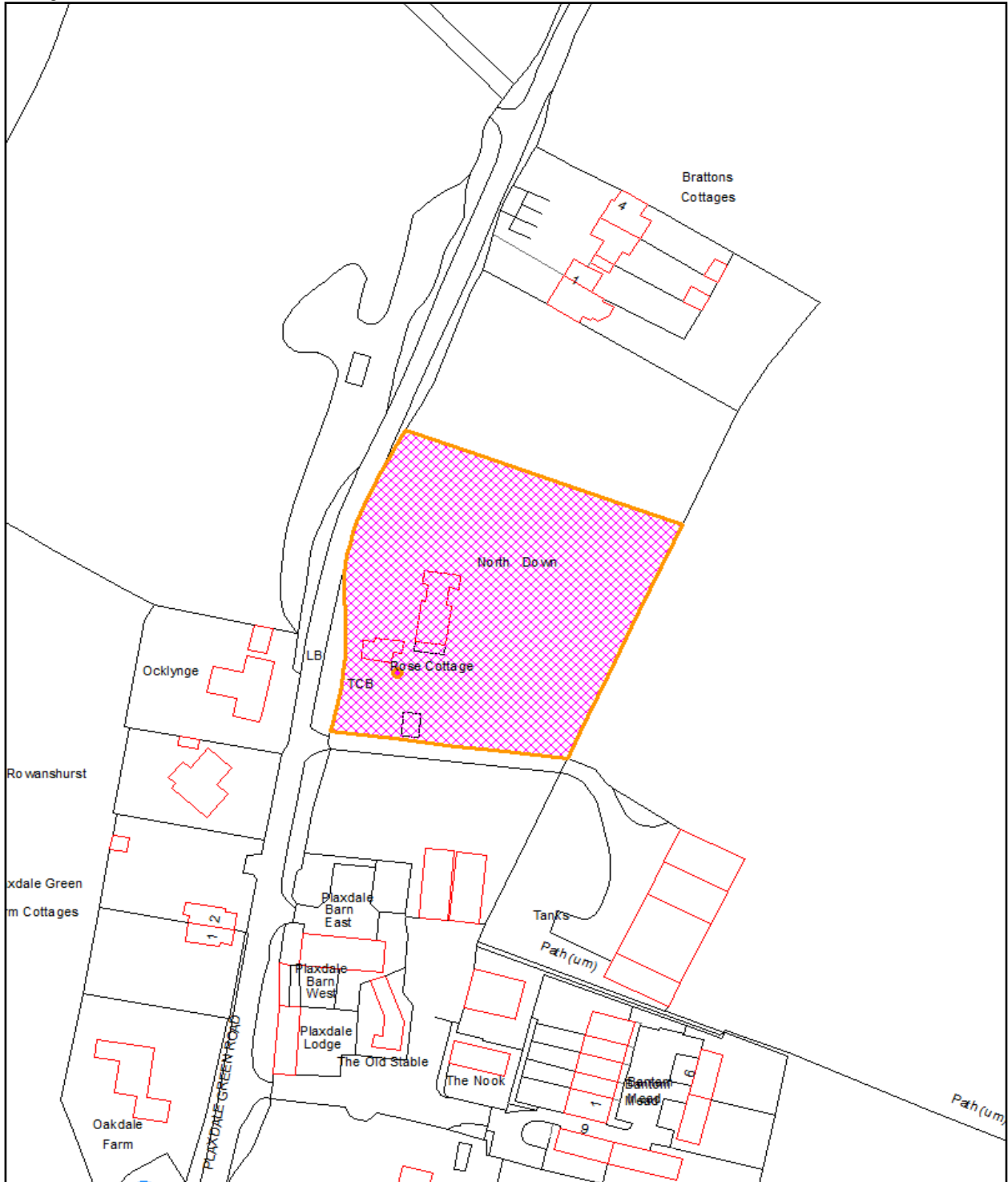
Contact: Luke Simpson

**TM/23/01194/FL**

North Down Plaxdale Green Road Stansted Sevenoaks Kent TN15 7PB

Extension of an outbuilding to create new accommodation

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# Agenda Item 7

To receive and note any update in respect of planning appeals, public inquiries and hearings held since the last meeting of the Planning Committee.

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# Agenda Item 9

The Chairman to move that the press and public be excluded from the remainder of the meeting during consideration of any items the publication of which would disclose exempt information.

**ANY REPORTS APPEARING AFTER THIS PAGE CONTAIN EXEMPT  
INFORMATION**

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