

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

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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

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