



2. 1986: Planning application (86/00864/FUL) granted permission for a detached garage/store.
3. 1986: Planning application (86/01210/FUL) granted permission for a single storey rear extension and construction of a new roof and rear dormer.

## **Conclusions**

The main issues relating to the application are the effect that it would have on the appearance of the development in the street scene; the relationship of the development to adjacent properties, the character of the development in the surrounding area and the character and openness of the Green Belt and Area of Outstanding Natural Beauty.

This property has been extended a number of times since it was first built in 1936. However, the proposed dormers will not create additional floorspace, are relatively modest in size and maintain sufficient roofslope so as to appear subservient to the host building. As such, it is not considered that the proposal conflicts with Policy G4 or the design/extension policies of the Unitary Development Plan.

It should also be noted that an application (03/02076) at a neighbouring property (Dunboyne Cottage) to the north of the application site was granted permission in 2003 for alterations to roof to form ridge and two front dormer extensions. It was considered that the scale of the proposal was such that there would be no harm to the appearance of the property or character of the Green Belt and the Area of Outstanding Natural Beauty.

In addition, a recent appeal decision (APP/G5180/A/07/2056962) that allowed the insertion of three dormer windows within the front and rear elevations of a property in the Green Belt is considered relevant. The Inspector held that there would be no increase in floorspace as a result of the dormers and the dormers would not result in disproportionate additions over and above the size of the original building and therefore, not constitute inappropriate development in the Green Belt.

The extension of the existing porch is also relatively modest in size and will not dramatically alter the character and appearance of the host dwelling.

It is therefore considered that on balance, given the modest size of the proposed extensions, the granting of permission to front dormers in a neighbouring property and a recent appeal decision allowing dormers upon a building that was originally considered to be overdevelopment within the Green Belt, Members can consider this proposal acceptable and that it will not be harmful to the character, visual amenities and openness of the Green Belt or Area of Outstanding Natural Beauty.

Background papers referred to during production of this report comprise all correspondence on file ref. 09/03367, excluding exempt information.

## **RECOMMENDATION: PERMISSION**

### **Subject to the following conditions:**

- |   |        |  |
|---|--------|--|
| 1 | ACA01  | Commencement of development within 3 yrs |
|   | ACA01R | A01 Reason 3 years                       |
| 2 | ACC07  | Materials as set out in application      |
|   | ACC07R | Reason C07                               |

### **Reasons for granting permission**

In granting permission the Local Planning Authority had regard to the following policies of the Unitary Development Plan:

- G4 Extensions and Alterations to Dwellings in the Green Belt
- BE1 Design of New Development
- H8 Residential Extensions
- NE11 Kent North Downs Area of Outstanding Natural Beauty

The development is considered to be satisfactory in relation to the following:

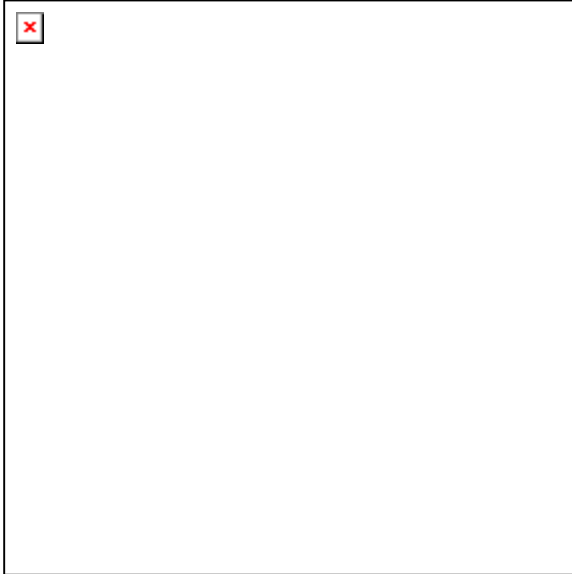
- (a) the appearance of the development in the street scene;
- (b) the relationship of the development to adjacent properties;
- (c) the impact on the amenities of the occupiers of adjacent and nearby properties;
- (d) the character of the development in the surrounding area;
- (e) the character and openness of the Green Belt and Area of Outstanding Natural Beauty;

and having regard to all other matters raised.

Reference: 09/03367/FULL6

Address: Hope Cottage Grays Road Westerham TN16 2JB

Proposal: 3 front dormer extensions and front porch canopy



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