

a) **DOV/17/01527 – Erection of a detached dwelling, triple garage with store and formation of access – Land adjacent to Wootton Park House, Wootton Lane, Wootton**

Reason for report: The number of representations received contrary to the officer's recommendation.

b) **Summary of Recommendation**

Planning permission be refused.

c) **Planning Policies and Guidance**

Designated Heritage Assets

- Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that the local planning authority shall have special regard to the desirability of preserving the (listed) building or its setting, or any features of special architectural or historic interest it possesses.
- Section 72 of the Act requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Core Strategy (CS) Policies

- CP1 – No further development is suitable within the Hamlets unless the proposal functionally requires a rural location
- DM1 – Prevents development on land outside urban boundaries and rural settlement confines unless if functionally requires such a location, or it is ancillary to existing development or uses.
- DM11 – Development that would generate travel will not be permitted outside the urban boundaries and rural settlement confines unless justified by development plan policies.
- DM15 – seeks to protect the countryside for its own sake.
- DM16 – Development that would harm the character of the landscape, as identified through the process of landscape character assessment will only be permitted if it is in accordance with allocations made in Development Plan Documents and incorporates any necessary avoidance and mitigation measures or it can be sited to avoid or reduce harm and/or incorporate design measures to mitigate the impacts to an acceptable level.

National Planning Policy Framework (NPPF)

- The NPPF has 12 core principles which amongst other things seek to secure high quality design and to conserve and enhance the natural environment.

- Section 6 of the NPPF seeks to deliver a wide choice of high quality homes. Paragraph 47 places the emphasis on the local planning authorities to use their evidence base to ensure that the Local Plan meets the full, objectively assessed needs for market and affordable housing.
- Section 7 of the NPPF requires good design and the proposal should seek to be of a high design quality and take the opportunity to improve the visual quality and character of the area. Paragraphs 17, 56-59 and 64 seek to promote good design and resist poor design.
- Section 8 of NPPF promotes healthy communities and seeks to facilitate social interaction and create healthy, inclusive communities.
- Paragraph 14 of NPPF sets out a presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan without delay; and where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or specific policies in the NPPF indicate development should be restricted (for example, those policies that relate to an AONB)

The Council has recently identified the need to undertake a Local Plan Review on the basis that some of its evidence base and needs assessment criteria pre-dates the NPPF. As such, the requirements of Paragraph 14 are triggered.

- Paragraph 29 of NPPF promotes sustainable transport solutions. Recognition is given that different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas.
- Paragraph 55 of NPPF advises that local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as the exceptional quality or innovative nature of the design of the dwelling.
- Paragraph 115 of NPPF gives great weight to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty (AONBs) and places the highest status of protection in relation to landscape and scenic beauty.
- Paragraph 134 of NPPF requires that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal.

Five-Year Housing Supply

- The most recent Authority Monitoring Report (December 2017) demonstrates that the Council has a 5-year supply of housing.

Kent Downs AONB Management Plan

- The Kent Downs AONB Management Plan 2014-2019 is a material relevant consideration in the determination of the application. Sustainable development Policy SD1 emphasises that the need to conserve and enhance the natural beauty of the Kent Downs AONB is recognised as the primary purpose of the designation and given the highest level of protection within statutory and other appropriate planning and development strategies and development control decisions.
- Policy SD2 states that the local character, qualities and distinctiveness of the Kent Downs AONB will be conserved and enhanced in the design, scale, setting and materials of new development.

d)

Relevant Planning History

DOV/12/00163 – Refused, for alterations to an existing annex building to include a dormer roof extension.

DOV/12/0526 – Permitted, for alterations to an existing annex building to include a dormer roof extension.

There is planning history relevant to this and the adjoining sites where applications for new dwellings have been refused, but this is not recent.

e)

Consultee and Third Party Responses

Parish Council: “The building is set back considerably from the public highway and would appear not to appear out of context with the surrounding buildings. The dwelling is proposed to be accommodation for family members of the existing occupants of Wootton Park House. On the assumption that the vehicular access will be appropriate aesthetically and functional, we are supportive of the application.”

Kent AONB Unit: “Subject to the retention of the trees around the perimeter of the site, the site is relatively well contained within the landscape and the impact of a new dwelling on the wider landscape in this location would be relatively contained. Should the new dwelling be acceptable to the Council it is imperative that the trees around the perimeter of the site are retained both during construction and subsequently, and that the loss of trees to facilitate the proposed driveway is minimised. We would also wish to ensure that the impact of the new access is mitigated with the access width kept to a minimum and suburban style entrance and gates onto the Lane avoided.”

The Kent AONB Unit has been asked to clarify their comments and a further response is anticipated which will be reported at the committee meeting.

Kent County Highways: Clarification was originally sought as to the history and function of the proposed access to the site, and whether it is a long-standing access or new. As the information submitted suggests that the existing access is longstanding and has not been abandoned or permanently stopped up – it effectively has planning permission. On this basis the application would be a non-protocol matter but I confirm I have no highway objections to the proposals.

Kent PROW: No comments. The path running around the perimeter of the field immediately north of the application site is shown as a dashed line and is an un-named path which has not been legally recorded as a Public Right of Way. The landowner may have accepted the public walking this route around the edge of the field and we have never received a report to challenge otherwise. However, unless a diversion is officially applied for then the legal line of the PROW (ER100) is as shown further from the application site, running in a diagonal line across the field, further from the northern boundary of the site.

Tree & Horticulture Officer: "The salient element of the proposed dwelling at the above site in relation to impacts upon trees is the construction of the driveway linking the dwelling to the house. Plans show the proposed driveway passing through an area where numerous trees are present. The driveway is proposed as a no-dig construction with the aim of allowing the retention of the majority of trees on site, although there are seven trees which are in direct conflict with the proposed route would need to be removed. Further impacts upon trees conflicting with the route of the driveway would result from necessary crown lifting to 5 metres above ground level to allow for suitable clearance for vehicular and emergency vehicle access. Those trees in direct conflict are Category B and C and with the exception of one tree are all early mature specimens. The loss of these trees is considered acceptable subject to replacement planting which should focus on the more open area of land immediately adjacent to the highway..." A number of conditions are suggested to mitigate the impact of the construction phases and development.

Heritage: There would be no harm to the setting of the listed building and no harm to the character and appearance of the conservation area.

Environmental Protection: No objections subject to a condition being imposed with regard to addressing the potential for contamination on the land.

Southern Water: No objections have been made, but a condition is requested for details of foul and surface water disposal to be approved before development commences.

There have been 13 letters in support of the application, received as a result of the consultation of the application, which raise the following matters:

- The proposal enables a family to live near each other and in this case enables support for the family
- A young family would reside in the community and there would be a boost to the local community
- There would be no adverse impact upon the environment or infrastructure

f) 1. The Site and the Proposal

Site

- 1.1 The application site forms part of the garden and curtilage of Wootton Park House. It is a roughly square parcel of open land located to the rear (north west) of Wootton Park House and its annexe and outbuildings. It has a number of trees adjacent to its northern and western boundaries (outside the site). The application site extends towards Wootton Lane, among other trees, where there is a relatively new gate and post and wire fencing.
- 1.2 Wootton Park House and Wootton Park Stable House occupy an extended country residence that once formed part of the outbuildings of Wootton Court. Wootton Court was originally the manor house which would have originally been constructed around the same time as the Parish Church (which is located on the adjacent land). The manor house was replaced in Georgian and Victorian times, but was finally demolished in the 1950s. Some of the outbuildings of the manor house were retained along with remnants of earlier manor houses. These buildings have been sub-divided into the two dwellings and their annexes.
- 1.3 Wootton Park House is an L-shaped two storey building, with an attractive Victorian façade, which has been sympathetically extended. The front of the building faces south east towards the main vehicular entrance to the land, from Wootton Lane. Along the return of the north east elevation there is a two-storey extension that accommodates Wootton Park Stable House. To the rear of the main frontage there are a series of single storey outbuildings that are divided between the two dwellings. The outbuildings further from the main building are occupied by the applicant. The grant of planning permission in 2012, allowed an extension of this outbuilding to form an annex to be potentially used as dependent accommodation for the applicant's daughter. A large section of garden land will be retained as ancillary space for Wootton Park House.
- 1.4 St Martin's Church Building is located to the south west of Wootton Park House and to the east of that part of the application site that is proposed to accommodate the access and driveway. The Church of St Martin is a Grade II* listed building and is an early 13th Century Parish Church with 14th Century alterations. It was restored in the 1880s. The building is constructed of mainly flint and rubble, with brick repairs. It has a plain tiled roof. Around the boundary of the church yard are mainly 1m high flint, brick and rubble walls. Within the church yard are a number of trees and gravestones. To the west of the church yard is a small landscaped area (mainly made up of Laurel) that falls within the curtilage of the applicant's property, but falls outside the proposed application site. The proposed access to the new dwelling is to the west of this small landscaped area.
- 1.5 Under a separate listing, there are 3 headstones located south of the Church building that are Grade II listed.
- 1.6 The application site falls within the Wootton Conservation Area. This covers the historic centre of the hamlet, it includes the former manor and its gardens and includes a number of listed buildings to the west and south west of the site. The hamlet is located on a ridge line within the Kent Downs AONB. Most of the character of the area is made up

of detached buildings set within their own individual plots, which do not adhere to a general pattern of development or layout. The houses are located within a sylvan setting - development that is integrated with the landscape, within the open countryside. The boundary of the conservation area runs along the northern boundary of the site, it includes the application site, Church building and immediate surroundings and extends in a westerly and south westerly direction to include older properties that formed part of the original hamlet settlement.

- 1.7 The application site also falls within the Kent Downs AONB. The AONB designation covers a much wider area than just this hamlet on the ridgeline. The surrounding landscape has undulating and rolling countryside, made up of wooded areas and open fields.
- 1.8 There are a number of public footpaths and bridleways across and around Wootton, providing access to the wider countryside. To the north of the application site is an un-named grassed path that has been fenced and separated from the remainder of the field and appears to have been set aside by the landowner for public use. The application site is easily seen from this path. This path runs around the perimeter of the field adjoining the application site. The legal PROW diagonally crosses the landowner's field further from the northern boundary of the application site. However, this PROW has been fenced off, so that there is no access to it.
- 1.9 The hamlet does not have public facilities or amenities. It does not have a school and it does not have shops. There is no bus route through the Hamlet. The nearest bus stop is in Denton.

Proposal

- 1.10 The application proposal seeks a large detached, 5 bedroom house with a detached garage building to accommodate 3 enclosed car parking spaces, an open fronted car parking space and a store area. An access and driveway from Wootton Lane are also proposed to serve the house.
- 1.11 The proposed house will be constructed over three floors (a basement area for part of the house, a ground and first floor). Above ground, the building will appear as a part single and part two storey development.
- 1.12 The proposed house has a modern design, with the use of red brick and coloured white render with some 'mock-tudor' timber decoration, under a plain tiled roof. The roof design varies with gabled ends, roof dormer projections, and a half-conical glazed roof design for one of the single storey components.
- 1.13 The proposed garage building has a more traditional design and appearance. It has the appearance of a large cart barn, constructed with a timber frame, half hipped and catslide roofs, low eaves, and partly open fronted. It is located to the north west of the main house, closer to the boundaries of the site.
- 1.14 The proposed access seeks to re-use what is considered by the

applicant as an old access that served the former stables, and side and rear of the garden. This will lead to the formation of a long driveway to the new garage building, which will have a sinuous design, as it needs to take into account the location of trees on the site. Although no specific details have been submitted, it is understood that the proposed driveway will be hardsurfaced with a form of aggregate over a cellular rafting structure. This structure is a type of 3D matting. The driveway will have a ‘hard’ or stable surface for the vehicles, but the cellular raft around the edges and beneath it is designed to minimise excavation and soil compression so that the hardsurfacing can be located under tree canopies and within their root protection areas. These cellular blocks have small perforations that allow water and oxygen into the ground.

- 1.15 The proposal is supported by a tree survey. A number of trees are identified on the survey, some of which will be lost or will be in close proximity to the proposed driveway. The location of the proposed house and garage are slightly further than their nearest trees. It is not anticipated that the construction of the house and garage would result in the direct loss of trees.
- 1.16 The proposal was the subject of pre-application advice, which set out that the new house would be contrary to development plan and NPPF policy and guidance. A written justification for the proposal has been submitted by the applicant. The proposed house is for the applicant’s daughter and her family, which will be an affordable housing unit for the family which has ties with the community and it will enable better care to be provided for the family in the future, and for the maintenance of the applicant’s property.

2. Main Issues

- 2.1 The main issues to be considered with this proposal are:
 - The principle of the development
 - The impact upon designated heritage assets, the AONB and the character and appearance of the area
 - Other matters and weighing the proposal in the balance

Principle of Development

- 2.2 The application site is part of a hamlet that does not have settlement boundaries that are recognised in the Development Plan. As such, in terms of planning policy, the site falls within the countryside where no further development is normally allowed, unless it functionally relates to the rural area. As such the principle of development in this location is contrary to Policies CP1, DM1 and DM11 of the Core Strategy.
- 2.3 At hamlets and other countryside locations (beyond confines) the Core Strategy is unambiguous that housing development should be very strictly controlled. To depart from this approach, contrary to Policy DM1 would, as stated at paragraph 1.7 of the Core Strategy, require “unusual and compelling justification for permission to be given”. It is also appropriate to highlight that allowing new housing without such

justification would in itself cause harm. Such an approach would also be in conflict with the NPPF which (at paragraph 17) identifies as a core planning principle, the operation of a genuinely plan-led system within which decisions on planning applications can be made with a high degree of predictability and efficiency.

- 2.4 The application site is not served by public transport and the hamlet does not have services or amenities for the day to day needs of the community. The nearest village is some distance away and is not considered to be within a walkable distance. As such, the proposed occupiers would be heavily reliant on the use of a private motor vehicle to access essential services and facilities within the larger settlements in the district and nearby districts. On this basis, the proposal would conflict with policy DM11 of the Core Strategy.
- 2.5 Policies DM1 and DM11 are broadly consistent with the objectives of the NPPF, which seek to direct development to the most sustainable locations to make the fullest possible use of walking, cycling and public transport.
- 2.6 Section 55 of the NPPF seeks to avoid isolated housing development in the open countryside but provides exceptions where new dwellings would be allowed in the countryside. In this case, it would be where special circumstances exist such as the exceptional quality or innovative nature of the design of the dwelling. Such a design should:
 - Be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;
 - Reflect the highest standards in architecture;
 - Significantly enhance its immediate setting; and
 - Be sensitive to the defining characteristics of the local area
- 2.7 Although the building is well designed and articulated, and seeks to use materials used on other buildings within the immediate area, it is considered that its design is not exceptional or innovative and, through the loss of an open, garden area and some trees within the curtilage of the main property, neither does the dwelling enhance its immediate setting. It is considered that the proposed dwelling does not provide special circumstances to justify an exception to the presumption against new dwellings in the countryside, outside the built confines. In addition, Paragraph 55 of the Framework sets out that to promote sustainable development in the rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It is not considered that this isolated house would maintain the vitality of the rural community.
- 2.8 With reference to the supply of housing, the Council has commenced a review of the Core Strategy and the Land Allocations Local Plan through the preparation of a single Local Plan. This is because the Core Strategy was prepared in the context of the now revoked Regional Spatial Strategy and prior to the publication of the NPPF in

2012. As such, policies CP2 and CP3 of the Core Strategy – which are policies for the supply of housing are out of date. As such, Paragraph 14 of the NPPF is triggered – not because of a lack of a five-year supply of housing, but rather because some housing and employment evidence which underpins the Core Strategy is out of date. The “tilted balance” approach set out in Paragraph 14 of the NPPF needs to be applied.

- 2.9 With reference to Policies DM1 and DM11, which focus on the principle of development in this location, these are not policies for the supply of housing. As such, full development plan weight can be given to these policies, in consideration of the “tilted balance” approach.
- 2.10 In conclusion, the principle of development in this location is contrary to Policy DM1 and Policy DM11 of the Core Strategy. In addition, the development is not justified in the context of the special circumstances required in Paragraph 55 of the NPPF for new isolated houses in the countryside.

Impact upon Designated Heritage Assets, AONB and Character and Appearance

St Martin’s Parish Church

- 2.11 St Martin’s Parish Church fronts onto Wootton Lane and contains a number of trees within its curtilage. There is a further group of trees within the applicant’s land and a garden area that separates the church building with the location of the proposed development on the application site. This tree screening and degree of separation are sufficient to consider the church to be physically and visually remote from the proposed house and garage. With regard to the driveway and access arrangements, there is a further tree-d area between the boundary wall of the Church and the location of the access and driveway. With suitable and additional landscaping and control over the design and appearance of any future gates and front boundary treatment adjacent to the highway, it is considered that the access and driveway would not have a harmful impact upon the setting of the church building. The three separately listed headstones are in front of the Church building and would not be seen within the context of the application site. In conclusion, the proposed development would ensure the setting of the listed Church and the headstones are preserved.

Conservation Area

- 2.12 The Conservation Area designation covers the historic settlement located on the ridgeline of the hill, with the open countryside and undulating hills as its hinterland. The conservation area has an open and sylvan character and appearance, with buildings interspersed that are individually designed, sporadically located on their plots and are not built to any uniform design or layout. There is no recognisable pattern of development or set spatial standards between buildings. The spaces between buildings are as important as the buildings themselves, in terms of helping to create the character and appearance of the conservation area.

- 2.13 The proposed development would be located on an open part of the garden area of the existing development, away from the general built envelope of the main building on the site and its annexes/outbuildings. It would be retained within the existing boundaries of the site and not have a harmful impact upon the character and appearance of the conservation area.
- 2.14 The Heritage Officer has not identified harm to the character and appearance of the conservation area.
- 2.15 It is considered that the proposed development would not harm the character and appearance of the conservation area and that the assessment of the degree of harm to the significance of the designated heritage asset against the public benefits of the proposal under Paragraph 134 of the NPPF is not required.

AONB

- 2.16 The AONB designation is considered to have national importance in terms of its landscape and scenic beauty. It has the highest form of protection. The Kent Downs AONB extends mostly across the district to the south of the A2 Road and extends further west and south into adjoining districts. Its designation covers the hamlet of Wootton and its hinterland. The hamlet is located on the ridge of a hill, with the topography dropping significantly to the north, west, south and east beyond it. The application site is visible from Wootton Lane and from the public footpath ER100. This footpath extends in a south west to north east direction, but also has a change in topography – in that the land falls in a northerly and easterly direction.
- 2.17 Although the Kent AONB Unit raises no objections, subject to the imposition of planning conditions, it is considered that the proposed development would be visible from public vantage points (including glimpses from Shelvin Lane further north) and would adversely affect the localised open character and landscape setting of the AONB, and the open views across the site, by reason of the scale and location of development and the increased intensity of the domestic activity and paraphernalia around the proposed development and along the access.
- 2.18 Further encroachment by the proposed development beyond the built envelope of existing development on the land into and towards the more open countryside to the north of the site, would affect the prevailing open character of the local area and its landscaped setting – which includes the topography of the landscape and how views from different levels of the land would be affected by the development.
- 2.19 Whilst the trees along the boundaries would provide some visual containment to the site and reduce the visual impact of the development, these trees would not screen the proposed development. The proposed development would appear as an obvious incursion in the landscape.

Character and Appearance

- 2.20 This section of Wootton Lane has a tranquil, rural character and appearance, with a strong sylvan context, open frontages and fields adjoining the lane.
- 2.21 The proposed driveway and the opening up of an historic access to the site also gives rise to concern over the impact of the proposal on the rural street scene. It is considered that the design of the driveway is long and contrived in that it has to change its alignment to accommodate the location of trees. The change in the frequency of the use of the historic access, the need for visibility sightlines (no changes are proposed at the moment to the existing gate and fencing), the use of aggregate material (over the cellular rafting structure) – along the length of the driveway would combine to give rise to urbanising the street scene, against the context of an attractive sylvan setting and rural character and appearance
- 2.22 The visual impact arising from the opening-up of the access, with the formation of the access and driveway would not be hidden or screened by new landscaping or vegetation. This visual impact would harm the rural character and appearance of this section of Wootton Lane.
- 2.23 For the reasons set out, the proposed development would introduce urbanising and alien features and development into the countryside – such that the existing rural character and appearance of the street scene would be harmed.
- 2.24 Policy DM15 of the Core Strategy seeks to protect the countryside and Policy DM16 seeks to protect landscape character. The protection and conservation of the countryside and the AONB are compliant with the objectives of the NPPF.
- 2.25 The proposed development would conflict with the aims and objectives of the policies for the protection of the countryside and the AONB and as such it is contrary to Policies DM15 and DM16 of the development plan, and Paragraph 115 of the NPPF.

Other Matters and Weighing the Planning Balance

- 2.26 Paragraph 14 of the NPPF sets out the ‘tilted balance’ approach to determining development when, in this case, relevant policies are out of date. In this case, although some policies for the supply of housing in the Core Strategy are out of date, Policies DM1, DM15 and DM16 are not policies for the supply of housing and therefore should be afforded full weight. Footnote 9 of Paragraph 14 of the NPPF gives examples of specific policies in the NPPF that would apply to indicate that, when assessing the balance between adverse impacts and benefits, development should be restricted – such as policies relating to AONBs.
- 2.27 The ‘tilted balance’ approach is not triggered by the 5-year supply issue, as the Council can demonstrate that it has 5.65 years of housing supply for the next five years.

- 2.28 Consideration needs also to be given to the fact that an extension was granted to extend the existing annex to accommodate a dependent daughter. This avenue has not been explored for the applicant's other daughter – where an extension to the existing house could be considered to provide a further annex to meet the accommodation needs of the daughter. This suggestion was put to the applicant's daughter, who did not consider this to be appropriate.
- 2.29 The proposal is for a substantially large house – with 5 bedrooms and a large garage block. No information has been submitted to justify that the daughter and her family need a house of this scale and accommodation.
- 2.30 A planning condition to allow only the daughter to live in the proposed house would be contrary to guidance – as the planning permission runs with the land.
- 2.31 It is necessary to consider the 3 dimensions to sustainable development, as set out in Paragraph 7 of the NPPF. In terms of the likely social benefits, the proposal would deliver one new house into the area – and would, on its face, enable a family with a close connection to Wootton to live in the community.
- 2.32 The economic benefits would comprise temporary construction jobs on site, and the potential for increased patronage of the public house in Denton, nearby.
- 2.33 Set against these very modest benefits however, there would be significant environmental harm to the localised landscape within the AONB, the street scene and rural character and appearance of the area, as set out above. In addition, without justification, the proposal would lead to and increase mostly car-based travel within the countryside, outside of any defined settlement boundary.
- 2.34 Policies DM15 and DM16 accord with the core principle of the NPPF to recognise the intrinsic character and beauty of countryside (paragraph 17, bullet point 5), and there is no need at present to allow development within the countryside outside the confines of the settlement boundaries and breach Policy DM1.
- 2.35 Given the primacy of the Development Plan, the harm to the character and appearance of the area and the protected landscape, conflict with the above Policies and the NPPF, and with a 5-year housing land supply, the harm identified would significantly and demonstrably outweigh the material benefits of the scheme.
- 2.36 Having taken into account the EIA Regulations 2017, and given the nature, scale and location of the proposal, the impacts of the development would not be significant in terms of the receiving environment and existing land uses. Environmental impacts in relation to the nearest designated sensitive areas are unlikely to be significant. Consequently, while there may be some impact on the surrounding area as a result of this development, it would not be of a scale and nature likely to result in significant environmental impact. EIA is therefore not required.

Conclusion

- 2.37 The application proposal is for a detached 5-bedroom house and garage building. The Development Plan is the starting point in the determination of the application. It is considered that the proposal would not be a sufficiently sustainable form of development, it would fail to protect the AONB, harm the rural character and appearance of the area and encourage carborne travel.
- 2.38 For the reasons set out above, it is considered that the adverse impacts are significant and outweigh the benefits of the proposal.
- 2.39 It is considered that the proposal conflicts with Policies DM1, DM11, DM15 and DM16 of the Core Strategy and the policies and objectives of the NPPF.

g)

Recommendation

- I PLANNING PERMISSION BE REFUSED on the following grounds:
 - (i)The proposed development would be located outside the confines of any settlement boundary, within the countryside and, without suitable justification, the proposal constitutes an unsustainable form of development, harmful to the rural character and appearance of the area, contrary to Policies DM1 and DM11 of the Dover District Core Strategy.(ii) The proposed development by reason of its scale, extent of development, location and prominence, would comprise an alien and intrusive form of development that encroaches into the countryside and the rural landscape and which would harm the rural character and appearance of the area, contrary to Policies DM15 and DM16 of the Dover District Core Strategy and Paragraph 115 of the National Planning Policy Framework.
 - (iii) The proposed driveway by reason of its design, use of materials and prominence would harm the visual amenities of the street scene and the rural character and appearance of the area, contrary to Paragraphs 17, 56, 59 and 61 of the National Planning Policy Framework.
- II Powers be delegated to the Head of Regeneration and Development to settle the final wording of the reasons for refusal in line with the resolution of the Planning Committee.

Case Officer

Vic Hester