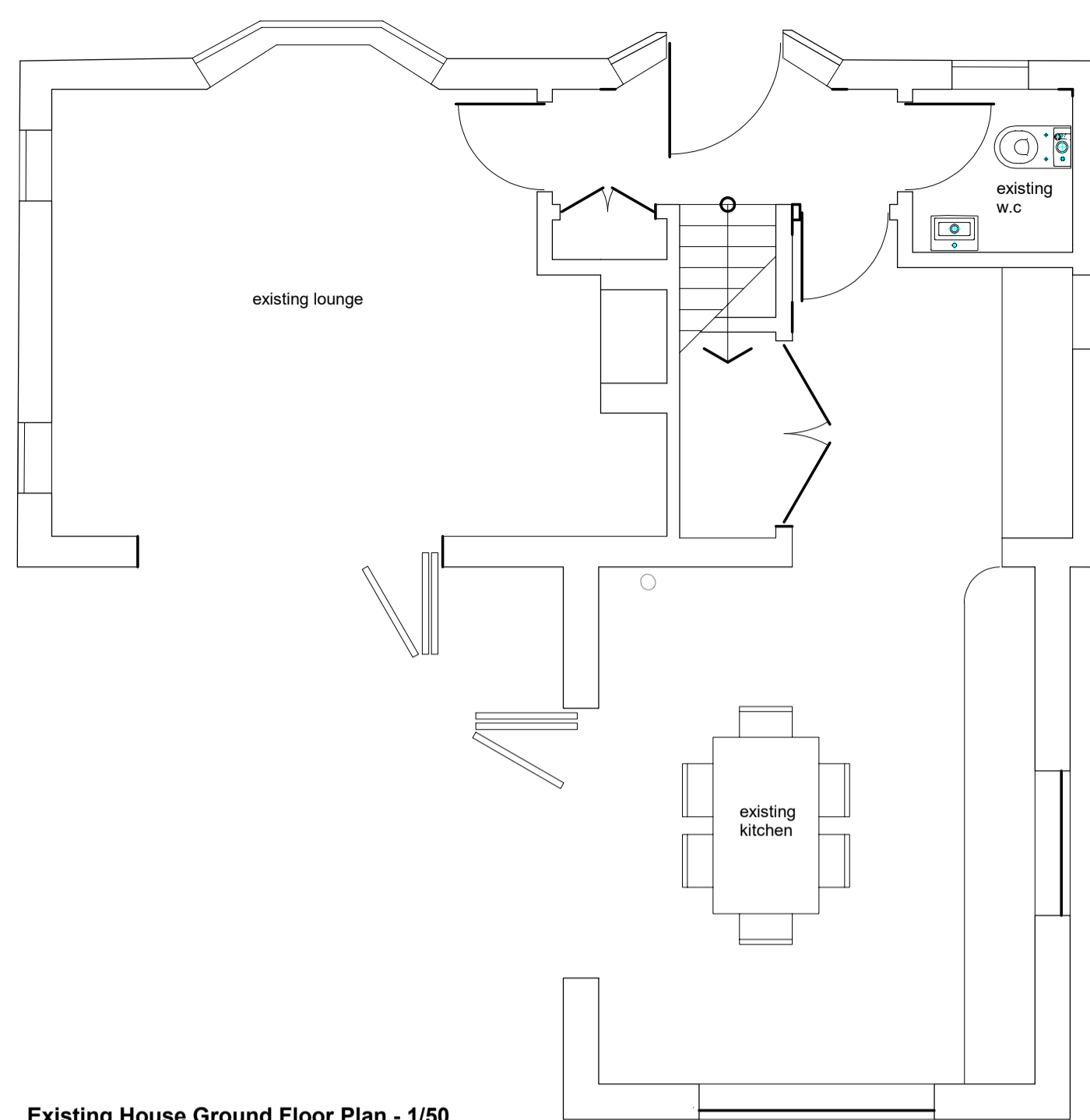
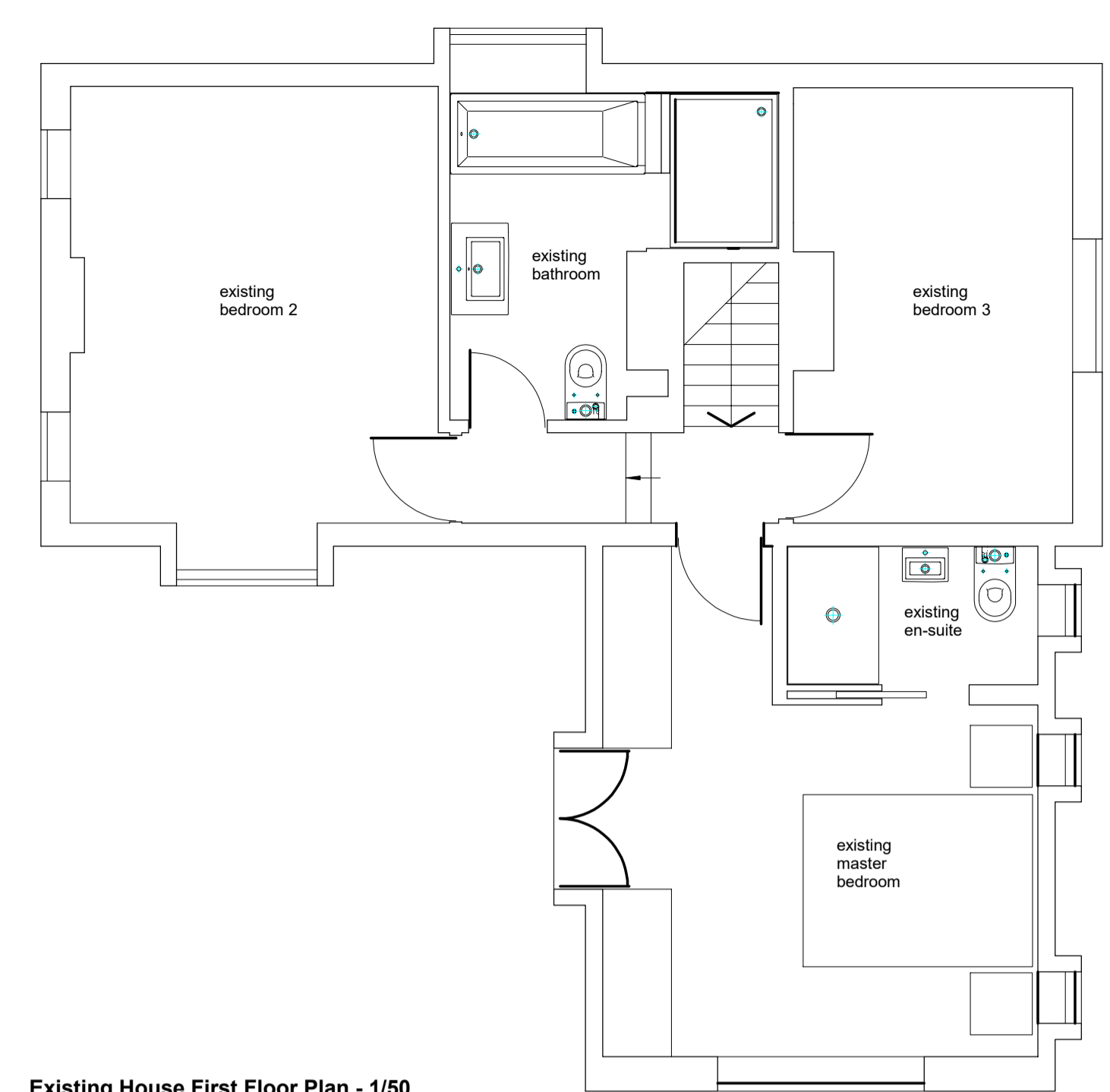


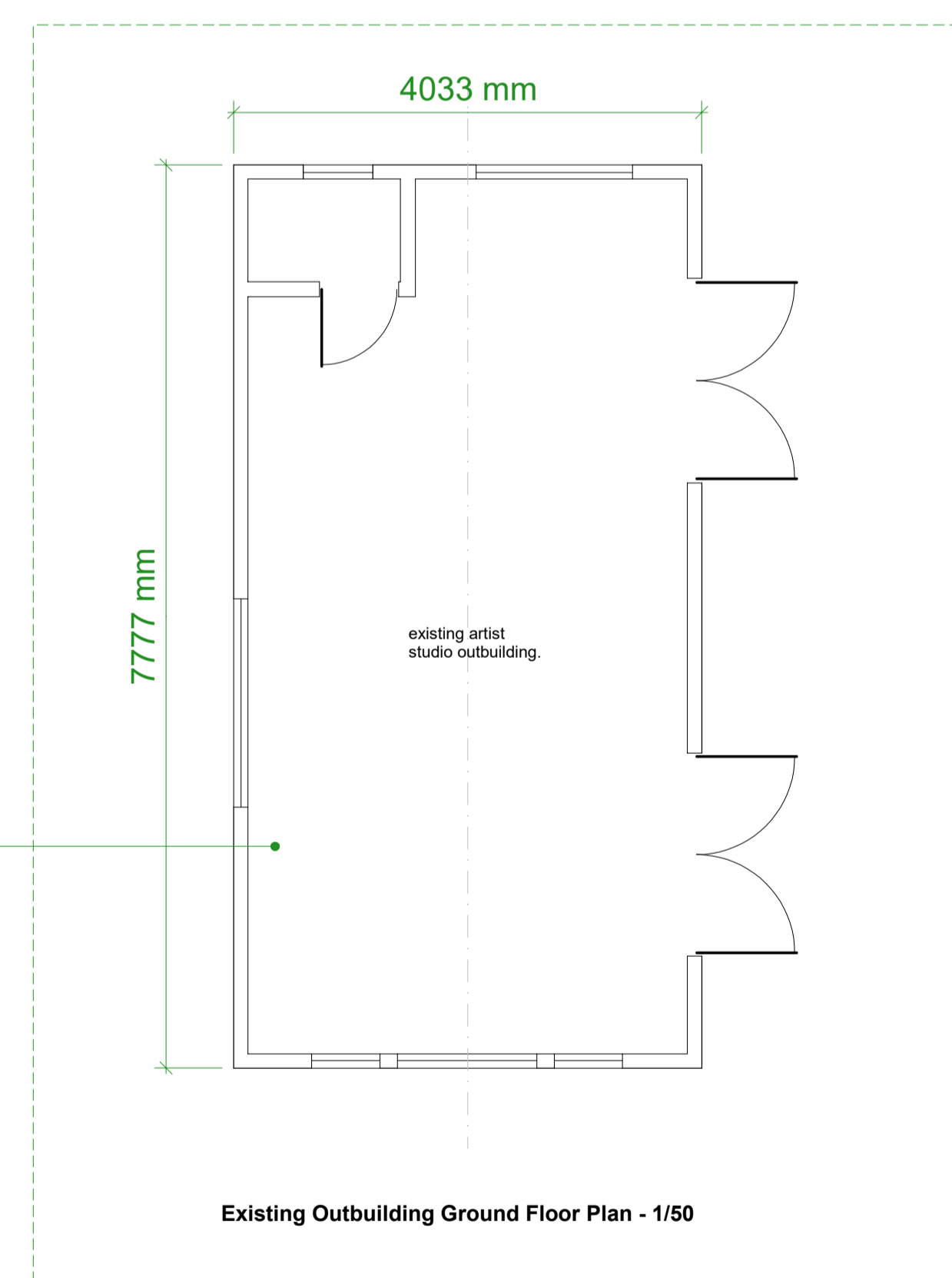
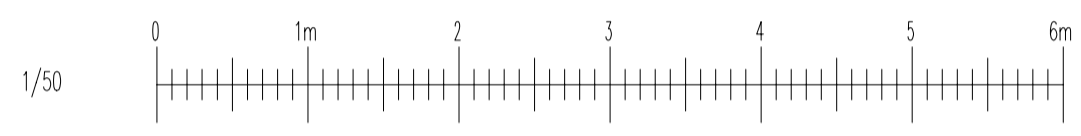
Existing Site Layout - 1/100



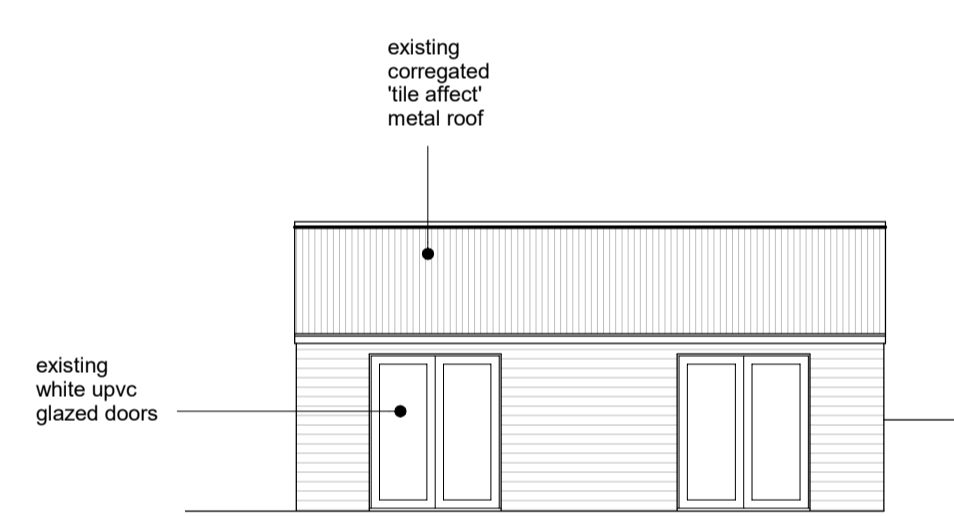
Existing House Ground Floor Plan - 1/50



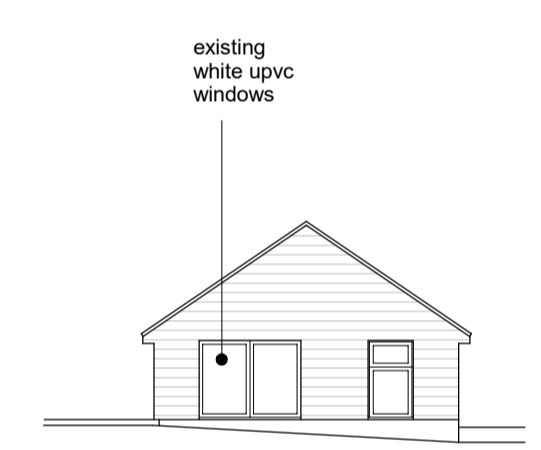
Existing House First Floor Plan - 1/50



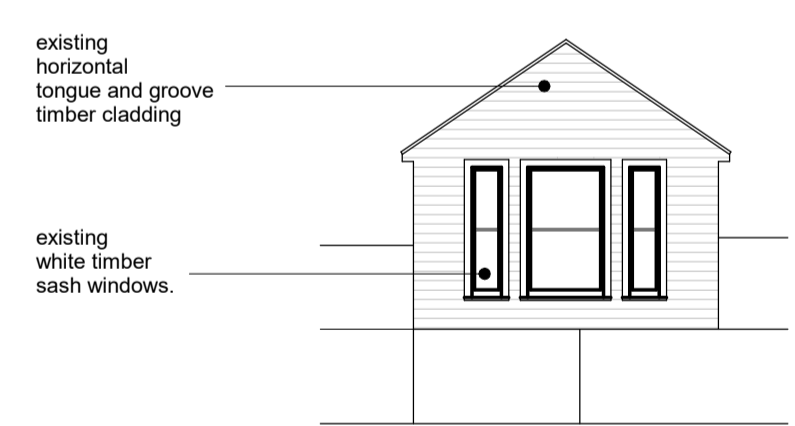
Existing Outbuilding Ground Floor Plan - 1/50



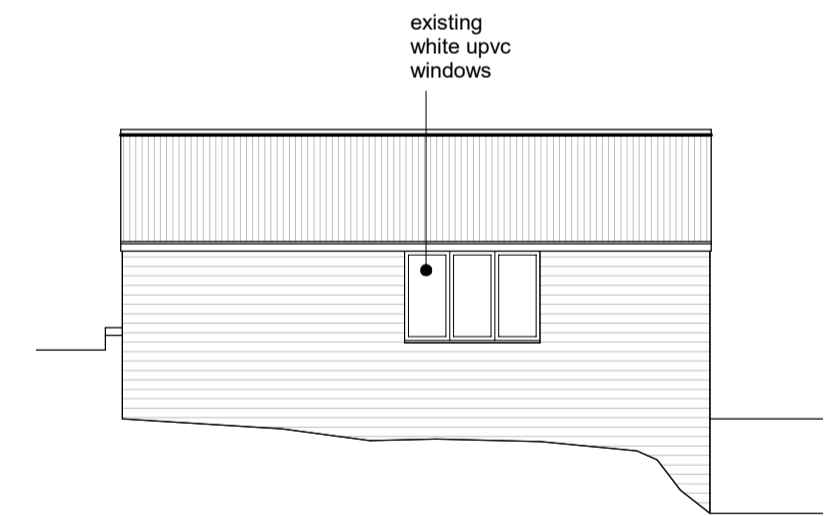
Existing Outbuilding East Elevation - 1/100



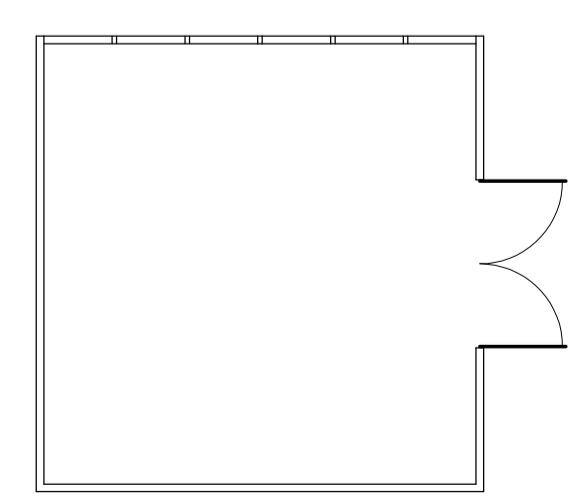
Existing Outbuilding North Elevation - 1/100



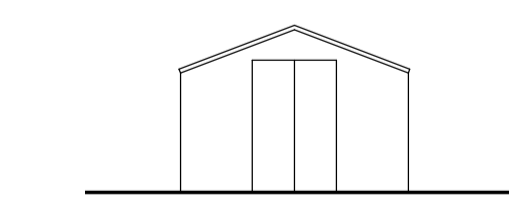
Existing Outbuilding South Elevation - 1/100



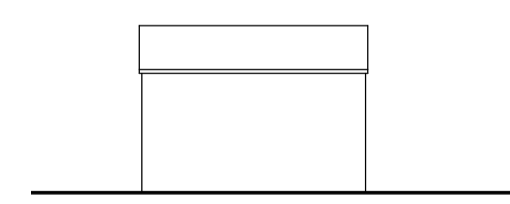
Existing Outbuilding West Elevation - 1/100



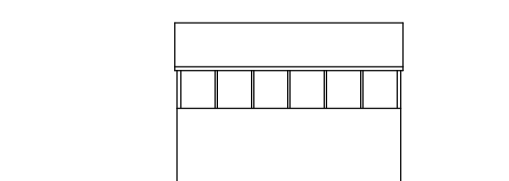
Existing Shed Ground Floor Plan - 1/50



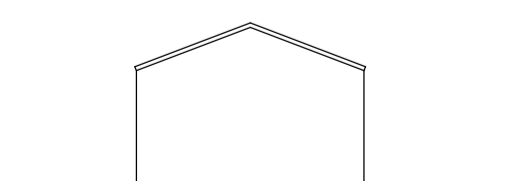
Existing Shed East Elevation - 1/100



Existing Shed South Elevation - 1/100



Existing Shed North Elevation - 1/100



Existing Shed West Elevation - 1/100

Planning Statement

It is clear that the existing outbuilding shown within these drawings does not meet permitted development rights for outbuildings for a number of reasons. This structure would therefore need to be considered under retrospective planning. This would be adjudged under policy GB3 of Sevenoaks ADMP which states:-

"Proposals for residential outbuildings, within the curtilage of an existing dwelling in the Green Belt, will be treated as an extension under Policy GB1 if the proposed outbuilding would be located within 5m of the existing dwelling.

Outbuildings located more than 5m from the existing dwelling will be permitted where the building, including the cumulative impact of other outbuildings and extension within the curtilage of the dwelling, would be ancillary to the main dwelling in terms of function and design and would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion."

The method by which an outbuilding is adjudged to be proportional is for this to be no more than 40m² in footprint.

The Outbuilding in question is single storey, well under 40m² in footprint and further than 5m from the existing house. It would therefore meet policy in these terms and as such appear to be appropriate development within the greenbelt and AONB.