

Appendix

1995 Appeal Decision (MA/95/0035)

conclusion to be drawn from the Local Plan Proposals Map is thus re-inforced by physical features that I observed on my site visit and my view is that the appeal site should indeed be regarded as lying outside the built confines of Boughton Green and Boughton Monchelsea.

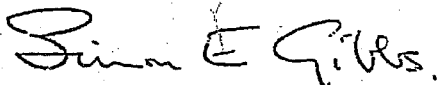
5. Turning to the effect of a new dwelling on the character and appearance of the locality, I recognise that the present use of the appeal site is not strictly agricultural and could see that most recently it has been mown rather than grazed. On my site visit I saw that land to the north of the site has become garden land for the recently converted Old Barn House. Both this garden and the paddock containing the appeal site, however, retain an open character and in my view provide a generally rural setting to the village rather than being in any sense extensions to the built settlement.

6. The proposal for one dwelling within a sizeable paddock is not a proposal for infilling as commonly defined and therefore cannot be regarded as potentially coming within the terms of Policy R2. If the proposed development were to take place, the open character of the appeal site would be lost and the current firm boundary of the settlement would be substantially eroded. I conclude that a new dwelling on this site would be contrary to Development Plan policies that seek to protect countryside from development and would have a detrimental effect on the rural setting of Boughton Monchelsea by extending the village into the surrounding rural area.

7. I have considered all the other matters raised, including the information you have submitted on the way that a former horticultural holding has passed into a range of new uses and different ownerships, but they do not affect my conclusions set out above.

8. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss this appeal.

Yours faithfully



SIMON E GIBBS MA MSocSc MRTPI
Inspector