

27 September 2018 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

Despatched: 19.09.18



Development Control Committee

Membership:

Chairman, Cllr. Williamson; Vice-Chairman, Cllr. Thornton
Cllrs. Ball, Barnes, Bosley, Brown, Clark, Coleman, Edwards-Winsor, Gaywood,
Halford, Horwood, Mrs. Hunter, Layland, McArthur, Parkin, Purves, Reay and
Raikes

Agenda

There are no fire drills planned. If the fire alarm is activated, which is a continuous siren with a flashing red light, please leave the building immediately, following the fire exit signs.

	Pages	Contact
Apologies for Absence		
1. Minutes To approve the minutes of the meeting of the Committee held on 6 September 2018, as a correct record.	(Pages 1 - 6)	
2. Declarations of Interest or Predetermination Including any interests not already registered.		
3. Declarations of Lobbying		
4. Planning Applications - Chief Planning Officer's Report		
4.1 18/01627/HOUSE - Tanglewood, Scabharbour Road, Hildenborough TN11 8PJ Demolition of existing rear extension, chimneys, front and rear porches and main roof. Replacement with new gabled roofs, rear extension and front porch.	(Pages 7 - 16)	Louise Cane Tel: 01732227260
4.2 18/01460/CONVAR - 78 Evelyn Road, Otford TN14 5PU Variation of condition 2 (materials for external surfaces should match those of existing building) of 17/03053/HOUSE for the erection of a single storey side and rear	(Pages 17 - 24)	Emily Metcalf Tel: 01732227317

extension with rooflights. Raising of the roof, rear and front dormers and hip to gables to form rooms in roof.

5. See the Supplementary Agenda

Any Member who wishes to request the Chairman to agree a pre-meeting site inspection is asked to email democratic.services@sevenoaks.gov.uk or speak to a member of the Democratic Services Team on 01732 227000 by 5pm on Monday, 24 September 2018.

The Council's Constitution provides that a site inspection may be determined to be necessary if:

- i. Particular site factors are significant in terms of weight attached to them relative to other factors and it would be difficult to assess those factors without a Site Inspection.
- ii. The characteristics of the site need to be viewed on the ground in order to assess the broader impact of the proposal.
- iii. Objectors to and/or supporters of a proposal raise matters in respect of site characteristics, the importance of which can only reasonably be established by means of a Site Inspection.
- iv. The scale of the proposal is such that a Site Inspection is essential to enable Members to be fully familiar with all site-related matters of fact.
- v. There are very significant policy or precedent issues and where site-specific factors need to be carefully assessed.

When requesting a site inspection, the person making such a request must state under which of the above five criteria the inspection is requested and must also provide supporting justification.

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

Should you need this agenda or any of the reports in a different format, or have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227000 or democratic.services@sevenoaks.gov.uk.

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 6 September 2018 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice-Chairman)

Cllrs. Ball, Barnes, Coleman, Edwards-Winser, Gaywood, Mrs. Hunter, Layland, McArthur, Parkin, Reay, Thornton and Raikes

Apologies for absence were received from Cllrs. Bosley, Brown, Clark, Horwood and Purves

Cllrs. Fleming, Piper and Parson were also present.

18. Minutes

Resolved: That the minutes of the Development Control Committee held on 26 July 2018 be approved and signed by the Chairman as a correct record.

19. Declarations of Interest or Predetermination

Councillor Raikes declared for Minute 22 - 17/03508/FUL - 3 Webbs Court, Buckhurst Lane, Sevenoaks TN13 1JN that he had previously considered the matter when it was discussed by Sevenoaks Town Council, but that he remained open minded.

Councillor Edwards-Winser declared for Minute 24 - 18/00517/HOUSE - Orchard House, 48 Well Road, Otford TN14 5PT that he would speak as the Local Member for the item but would not take part in the debate or voting therein.

20. Declarations of Lobbying

Councillors Raikes and Gaywood declared that they had been lobbied in respect of Minute 22 - 17/03508/FUL - 3 Webbs Court, Buckhurst Lane, Sevenoaks TN13 1JN.

Reserved Planning Applications

The Committee considered the following applications:

Agenda Item 1

Development Control Committee - 6 September 2018

21. 17/03508/FUL - 3 Webbs Court, Buckhurst Lane, Sevenoaks TN13 1JN

The proposal sought planning permission for the change of use of a business premises (B1) to residential (C3) and erection of a first floor extension to accommodate 1 no. flat.

The application had been called to the Development Control Committee by Councillors Clack and Raikes who had concerns regarding the impact of the development on the residential amenity of 41 Buckhurst Avenue.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application:	Jill Bond
For the Application:	Ben Young
Parish Representatives:	Councillor Parsons
Local Member:	Councillor Fleming

Members asked questions of clarification from officers.

It was moved by the Chairman and duly seconded that the recommendations within the report be agreed.

Members discussed the application and concern was expressed at the perpendicular effect of the additional extension at first floor level in the outlook from 41 Buckhurst Lane. The reduction in bulk of the existing building was not considered significant enough to compensate, as this bulk was not particularly visible from ground level. Overlooking, overbearing effect and loss of amenity issues were acknowledged.

The motion was put to the vote and it was lost.

Councillor Thornton moved and it was duly seconded that planning permission be refused on the grounds of Policy EN2 of the ADMP due to the overbearing effect on neighbouring residential amenity at 41 Buckhurst Lane and the loss of outlook.

Resolved: That planning permission be refused for the following reason

The proposal would create an undesirable form of development since it would harm the residential amenities enjoyed by the occupants of 41 Buckhurst Avenue. This is as a result of the proposed increase in height, bulk and scale of the building, which would create an overbearing impact on the occupants of 41 Buckhurst Avenue and erode the outlook that they enjoy from their property. This conflicts with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

22. 18/02133/HOUSE - 20 Barnetts Road, Leigh, Kent TN11 8QH

The Committee was advised that the item had been withdrawn from the agenda because the applicant had withdrawn the planning application.

23. 18/00716/HOUSE - 10 Bullfinch Lane, Riverhead, TN13 2DY

The proposal sought permission for the erection of a two storey rear extension, alterations to roof, two new velux windows, circular roof light and front porch. Removal of chimneys to side elevations and alterations to chimney at the rear. Addition of two front dormers and two square bay windows to ground floor front elevation.

The application had been called to the Development Control Committee by Councillors Brown and Bayley who had concerns regarding the impact of the development on neighbouring amenity.

Members' attention was brought to the main agenda papers and late observations sheet.

The Committee was addressed by the following speakers:

Against the Application: Susan Allender
For the Application: -
Parish Representatives: -
Local Member: -

Members asked questions of clarification officers. Officers responded to questions concerning applications not being developed according to planning permission. Infringement onto neighbouring land without consent was a civil matter. In this application the required certificates and notification had been given.

It was moved by the Chairman and duly seconded that the recommendations within the report be agreed.

Members sympathised with the neighbouring objector from 8 Bullfinch Lane however it was acknowledged that the retrospective development did not result in significant harm in planning and design terms. Members noted that the any trespass was a civil rather than a material planning consideration and the correct procedure had taken place. The possibility of using the planning enforcement teams was discussed in cases of retrospective planning that had not complied with the approved application. Owners would be invited applications to regularise unlawful development, as had occurred with this site.

The motion was put to the vote and it was

Resolved: That planning permission be granted subject to the following conditions: -

Agenda Item 1

Development Control Committee - 6 September 2018

- 1) The materials to be used in the construction of the development shall be those indicated on the approved plan.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 2884-16-PL301 Revision 2; 2884-16-PL302

For the avoidance of doubt and in the interests of proper planning.

24. 18/00517/HOUSE - Orchard House, 48 Well Road, Otford, TN14 5PT

The proposal sought planning permission for the installation of three new roof-lights to the front and south-west side elevations and on the flat roof, amendments on the dormer to the rear elevation and new chimney to the south-east elevation.

The application had been called to the Development Control Committee by Cllr Edwards-Winser on the grounds that the previously approved plans demonstrated proportionate windows on the upper floor harmonising with the building and maintaining the street vernacular, while the proposal that had been built was incongruous to the dwelling.

Members' attention was brought to the main agenda papers and late observations sheet.

The Committee was addressed by the following speakers:

Against the Application: Mrs Irene Roy

For the Application: -

Parish Representatives: Martin Whitehead

Local Member: Councillor Edwards-Winser

The Vice-Chairman read out a statement on behalf of
Councillor Lowe

Members asked questions of clarification of officers. Officers advised that the development does not constitute significant harm to the street scene and does not fall within the conservation area so they considered it acceptable.

It was moved by the Chairman and duly seconded that the recommendations within the report be agreed.

Members expressed concern that the dormer was not subservient to the dwelling and out of character within the area. Discussion took place on the overbearing nature of the development and its effect on the garden to the rear of the property.

The motion was put to the vote and it was lost.

Councillor Williamson moved and it was duly seconded that planning permission be refused on the grounds of the scale and bulk of the dormer being disproportionate to the dwelling and out of character with area. The development failed to comply with EN1, SPD, Allocations and Development Management Plan and would not accord with the residential extensions SPD or the Otford village design statement.

The motion was put to the vote and it was

Resolved: That planning permission be refused for the following reasons -

The rear dormer due to its excessive scale, bulk and height is a dominant, overbearing and disproportionate roof alteration that is harmful to the character and appearance of the area and the existing dwelling. As such, the proposals fail to comply with Policies SP1 of the Core Strategy, Policy EN1 of the Allocations and Development Management Plan, the Sevenoaks Residential Extensions Supplementary Planning Document and the Otford Village Design Statement.

THE MEETING WAS CONCLUDED AT 8.35 PM

CHAIRMAN

Agenda Item 1
Development Control Committee - 6 September 2018

4.1 - 18/01627/HOUSE Revised expiry date 13 September 2018

Proposal: Demolition of existing rear extension, chimneys, front and rear porches and main roof. Replacement with new gabled roofs, rear extension and front porch.

Location: Tanglewood, Scabharbour Road, Hildenborough TN11 8PJ

Ward(s): Leigh & Chiddingstone Causeway

Item for decision

The application was referred to Development Control Committee by Councillor Peter Lake who objects due to the proposal being an inappropriate development in the Green Belt, as the proposal would exceed 50% of the original dwelling.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those stated on the application form.

To maintain the integrity and character of the dwelling as supported by EN1 of the Sevenoaks Allocations and Development Management Plan.

3) The development hereby permitted shall be carried out in accordance with the following approved plans: 001, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210.

For the avoidance of doubt and in the interests of proper planning.

4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended or any Order amending, revoking and re-enacting that Order) no development falling within Class(es) A, B, C, D or E of Part 1 of Schedule 2 to the said Order shall be carried out without the prior consent in writing of the Local Planning Authority.

To prevent inappropriate development in the Green Belt as supported by policy GB1 of the Sevenoaks Allocations and Development Management Plan.

5) No development shall be carried out on the land until details of the

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materials to be used in the construction of the external surfaces of the porch, rear and side extensions hereby permitted have been submitted to and approved in writing by the local planning authority. The development shall be carried out using the approved materials.

To ensure that the appearance of the development enhances the character and appearance of the area and the Sevenoaks Residential Character Area Assessment; as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

1) Did not require any further assistance as the application was acceptable as submitted.

Description of site

1 The property is a detached bungalow located within Scabharbour Road. There is housing and the Gaza Trading Estate located to the north of the application site. A neighbouring property 'St Andrew's Cottage' is located to the south of the application site's access route.

Description of proposal

2 Demolition of existing rear extension, chimneys, front and rear porches and main roof. Replacement with new gabled roofs, rear extension and front porch.

Relevant planning history

3 88/01074/HIST - Occupation of dwelling without complying with agricultural condition- GRANT- 14/09/1988

18/0055/LDCPR - Demolition of existing side and rear extension with chimney. Erection of a single storey side and rear extension. Alterations to the roof creating a hip to gable extension with loft conversion-GRANT- 26/04/2018

Policies

4 National Planning Policy Framework (NPPF)

Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.

Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- Footnote 6 (see reference above) relates to policies including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

5 Core Strategy (CS)

- SP1 Design of New Development and Conservation

6 Allocations and Development Management Plan (ADMP)

- EN1 Design Principles
- EN2 Amenity Protection

7 Other:

- Sevenoaks Residential Extensions Supplementary Planning Document (SPD)

Constraints

8 Metropolitan Green Belt

Consultations

Leigh Parish Council:

- 9 Objects to this application due to excessive scale of development and inappropriate development in the Green Belt. The application was very confusing and not easy to read. There are already two permitted development approvals in place on this site, and this current application would cause the site to become overdeveloped. Leigh Parish Council also objects to this application due to inappropriate development in the Green Belt, as the proposal would be over 50% in size of the original dwelling. The Parish Council finds the contradiction in allowances under planning and permitted development in the Green Belt to be unacceptable.

Representations

10 We received two letters of support.

Chief Planning Officer's appraisal

11 The main planning considerations are:

- Impact on the character of the area
- Impact on residential amenity
- Impact on Metropolitan Green Belt

Impact on the character of the area

12 The proposal would not be significantly visible from the street scene as the dwelling is located at a considerable distance - approximately 150 metres - from the highway. The properties within the area are of a mixed character, this means that the proposed alterations to Tanglewood would not be out of keeping with the character or appearance of the area.

13 The proposed rear extension complies with the Sevenoaks Residential Extension SPD as it does not exceed 4 metres in height. The extension does exceed the guideline 4 metres in length, however as there are no neighbours in close proximity to the site and due to the varied building pattern, this would not be out of keeping. The porch also complies with the SPD as it is sympathetic to the form of the dwelling.

14 The proposed materials would differ from the existing on site, however as there is a varied material finish within the area this is acceptable. Due to the type of materials proposed, it is necessary for a material condition to be included on the decision notice.

15 The proposal therefore complies with Policy EN1 of the ADMP.

Impact on residential amenity

16 There are no neighbouring properties located in close proximity to the proposal, with the closest neighbour being at a distance of over 25 metres from Tanglewood. Therefore, the proposal will not harm the residential amenity of neighbouring properties.

17 The proposal therefore complies with Policy EN2 of the ADMP.

Impact on the Green Belt

18 As set out in paragraph 145 of the NPPF, new buildings in the Green Belt are inappropriate development. There are some exceptions to this, such as 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.

Paragraph 143 states that where a proposal is inappropriate development in the Green Belt, it is by definition harmful and should not be approved except in very special circumstances.

- 19 Paragraph 144 of the NPPF advises we should give substantial weight to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations. Therefore, the harm in principal to the Green Belt remains even if there is no further harm to openness because of the development.
- 20 Openness is an essential characteristic of the Green Belt and is different from visual impact. Openness is about freedom from built form. Even if there is absence of harm to openness, there can be harm in principal to the Green Belt from inappropriate development.

Assessment against policy and impact on openness

- 21 The NPPF states that the extension or alteration of a building could be appropriate in the Green Belt if it does not result in disproportionate additions over and above the size of the original building. In this case, as the increase of floorspace does not comply with the requirements of Policy GB1, subject to the impact on openness, the proposed form of development would be, by definition inappropriate development in the Green Belt, contrary to Policy GB1 of the ADMP.

	Proposal	Permitted development proposal
Original floor space	86.2m ²	86.2m ²
Subsequent extensions (rear porch, side and rear extensions)	79.04m ²	79.04m ²
Proposed extension (s)	129.83m ²	132.2m ²
Floor space to be demolished	56.57m ²	47.07m ²
Difference (between proposed and demolished)	73.26m ²	85.13m ²
Total percentage increase	177%	190.5%

- 22 The proposed development would exceed 50% of the original dwelling and therefore does not comply with Policy GB1 of the ADMP.

Very special circumstances

- 23 The applicant has made a claim for very special circumstances. This issue is considered in more detail in this report.

Assessment of any very special circumstances that may apply for this Green Belt proposal

24 The very special circumstances in this application are therefore summarised as:

- The proposal is smaller than the approved permitted development scheme
- The removal of permitted development rights

25 The harm in this case has been identified as:

- The harm in principle from inappropriate development in the Green Belt, which must be given significant weight.

26 The proposed works includes the addition of a rear extension and front porch and a new gabled roof.

Assessment

27 The proposed extensions to the dwelling have been found to represent inappropriate development in the Green Belt. The dwelling as it currently exists already has extensions in excess of the 50% of the original dwelling. However it is important to note that the applicant already has a lawful development certificate 18/00555/LDCPR, for the erection of extensions in excess of those proposed by this planning application. This fall-back position carries weight in the determination of this application.

28 The application currently under consideration is smaller in terms of its percentage increase, compared to the extensions allowed under the lawful development certificate. However the dwelling that will be completed on this site, under this planning application, will have an appearance that is sympathetically designed and more in keeping, as opposed to the approved lawful development certificate which incorporates a large flat roof design.

29 The proposal would therefore represent less harm in the Green Belt than the approved lawful development certificate - this is given significant weight. The granting of this application would also provide the opportunity to condition any permission to prevent the construction of further permitted development extensions - again this carries moderate weight.

Conclusion

30 In reviewing the extent of harm and the potential very special circumstances, it is concluded that when taking the approved permitted development scheme into consideration, the current application case has significant weight. The proposal would also provide the benefit of removing permitted development rights.

31 The proposal is therefore considered to comply with the provisions of the NPPF.

CIL

32 This proposal is CIL liable.

Conclusion

33 The proposal complies with policies EN1 and EN2 of the ADMP.

Background papers

Site and block plan

Contact Officer(s): Louise Cane Extension: 7390

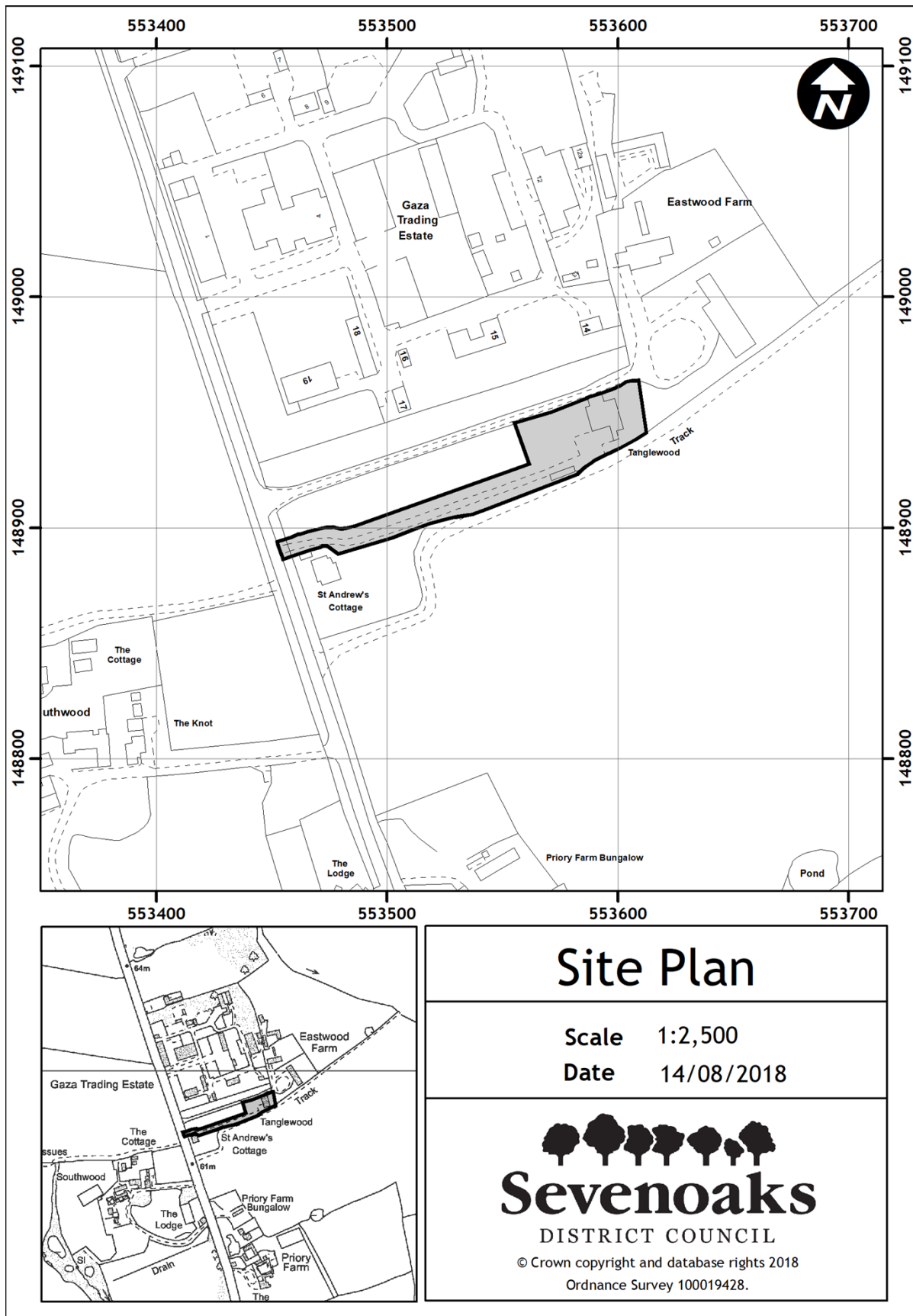
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P94EIVBK0L000>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P94EIVBK0L000>



Site Plan

Scale 1:2,500

Date 14/08/2018

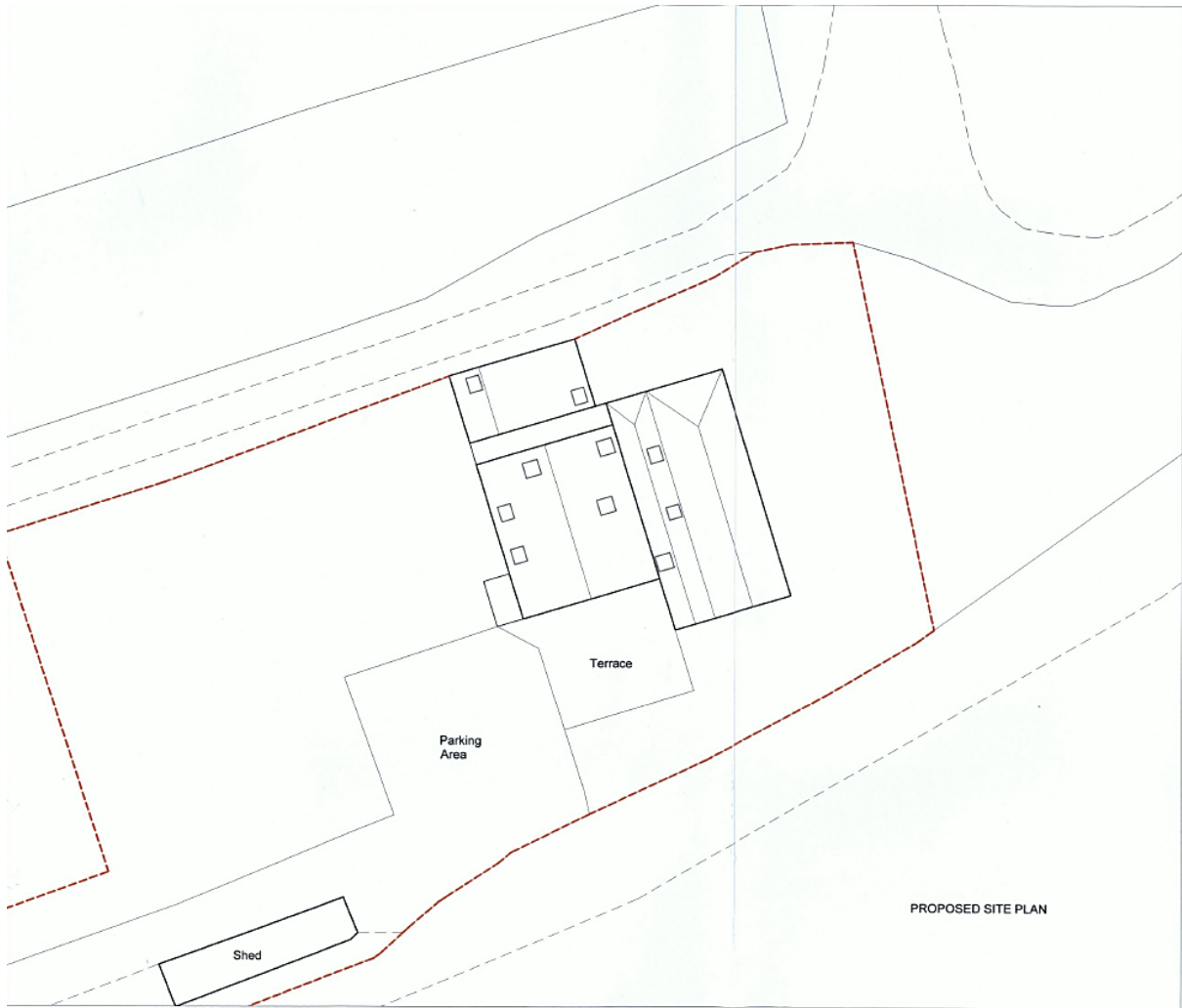


DISTRICT COUNCIL

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Ordnance Survey 100019428.

BLOCK PLAN



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4.2 - 18/01460/CONVAR Revised expiry date 3 October 2018

Proposal: Variation of condition 2 (materials for external surfaces should match those of existing building) of 17/03053/HOUSE for the erection of a single storey side and rear extension with rooflights. Raising of the roof, rear and front dormers and hip to gables to form rooms in roof.

Location: 78 Evelyn Road, Otford TN14 5PU

Ward(s): Otford & Shoreham

Item for decision

The application was referred to Development Control Committee by Councillor John Edwards-Winser, who objects because the proposal would not conform to the Otford Village Design Statement.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of the time limit imposed on application SE/17/03053/HOUSE

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be in accordance with those confirmed by the agent, via e-mail, on 19.07.2018 and 09.08.2018, comprising: white render walls; Marley Eternit, plain, smooth grey concrete tiles; and grey windows.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) The development hereby permitted shall be carried out in accordance with the following approved plan: 2017/144, Rev. A - Proposed Elevations and Floor Plans, received: 04.05.2018.

For the avoidance of doubt and in the interests of proper planning.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in

light of our statutory policies in our development plan as set out in the officer's report.

Description of site

- 1 The property comprises a detached bungalow located within Evelyn Road, which is characterised by detached dwellings of varying style, materials, form and height, though all are of a similar scale within their plots. The site is located within the urban confines of Otford.

Description of proposal

- 2 Variation of condition 2 of 17/03053/HOUSE, which states:
- 3 “The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

Reason: To ensure that the appearance of the development is in harmony with the existing character of the [Sic] as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan”

- 4 The approved materials were for new walls, roof materials and fenestration to match existing, which comprised of rendered walls and face brickwork, uPVC fenestration and brown roof tiles.
- 5 This application proposes to change the materials for the roof, windows and door materials to use Marley Eternit, plain, smooth grey concrete roof tiles and grey fenestration.

Relevant planning history

- 6 17/03053/HOUSE - Erection of a single storey side and rear extension with rooflights. Raising the roof, rear and front dormers and hip to gables to form rooms in roof - Granted 04/12/2017

Policies

- 7 National Planning Policy Framework

Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.

Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- Footnote 6 (see reference above) relates to policies including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

8 Core Strategy (CS)

- SP1 Design of New Development and Conservation

9 Allocations and Development Management (ADMP)

- EN1 Design Principles
- EN2 Amenity Protection

10 Other

- Otford Village Design Statement
- Sevenoaks Residential Extensions Supplementary Planning Document (SPD)

Constraints

11 The site lies within:

- Otford Urban Confines

Consultations

Otford Parish Council

12 Objects to the application:

“The proposal is not consistent with the vernacular of the village on the basis of the Village Design Statement and the street scene. There is no objection to the white rendering.”

Officer note: This was the response received after the application was re-consulted following an amendment in the proposal description for variation, not removal, of condition relating to materials for external surfaces of proposal as granted under 17/03053/HOUSE.

Representations

13 No representations have been received.

Chief Planning Officer’s appraisal

Agenda Item 4.2

- 14 The main planning considerations are:
- Design and impact on character of the area, including the streetscene
 - Impact on neighbouring amenity

Design and impact on the character of the area

- 15 It should be noted that planning permission has been granted for the additions/alterations proposed (under 17/03053/HOUSE) and the principle of the works is therefore established.
- 16 These proposals seek to vary condition 2 of 17/03053/HOUSE, which states that materials shall match those used on the existing building, to instead include cream/white smooth render on the walls, grey concrete tiles, and grey fenestration. The Otford Village Design Statement explains that extensions should use materials on a 'like for like' basis and that style should be consistent with the original dwelling, in harmony with neighbouring dwellings.
- 17 It is acknowledged that the proposed roof and fenestration materials would not match those of the existing building in this instance. However, there is a variation in roof colour and fenestration along Evelyn Road, from red to reddish brown and grey hues in roof tile, including a greyish hue to the roof tile of neighbouring property no. 80 Evelyn Road, and brown and white fenestration, as well as in the roads leading off it. There is also a mix of modern and more traditional buildings along these roads. This creates a diverse character to the streetscene.
- 18 In light of the above, it is considered that the proposed roof materials and fenestration colour would be compatible with the character of the wider streetscene and would not harm the appearance of the dwelling. Thus I consider the proposals would comply with policy EN1 of the ADMP.

Neighbouring Amenity

- 19 This application has no implications for the size, bulk and design of the extensions previously approved and the proposals would not have any greater impact on neighbouring amenity than the original permission 17/03053/HOUSE. The proposal would therefore comply with policy EN2 of the ADMP.

CIL

- 20 This proposal is CIL liable. If the application is granted, any claim for exemption will be assessed separately.

Conclusion

- 21 There is a variation in roof colour and fenestration along Evelyn Road, as well as in the roads leading off it. There is also a mix of modern and more

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traditional buildings along these roads, creating a varied character to the streetscene. In the circumstances, it is my conclusion that the proposal would not be harmful to the character of the streetscene or the original dwelling. It would have an acceptable impact on neighbouring amenity. The proposal would therefore comply with the relevant policies.

Recommendation - It is therefore recommended that this application is granted.

Background papers

Site and block plan

Contact Officer(s): Emily Metcalf Extension: 7371

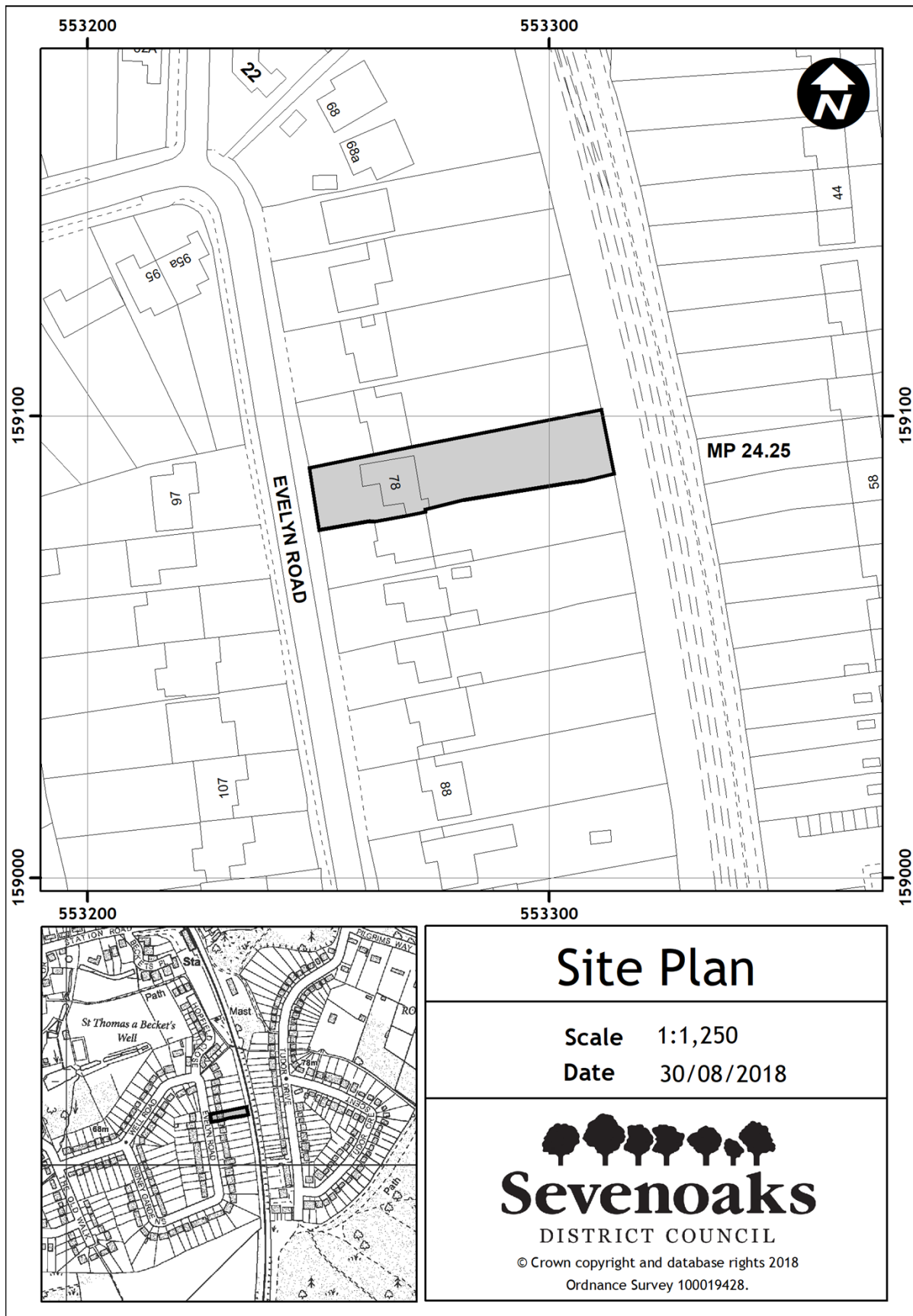
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P87AN7BK0L000>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P87AN7BK0L000>



Site Plan

Scale 1:1,250

Date 30/08/2018

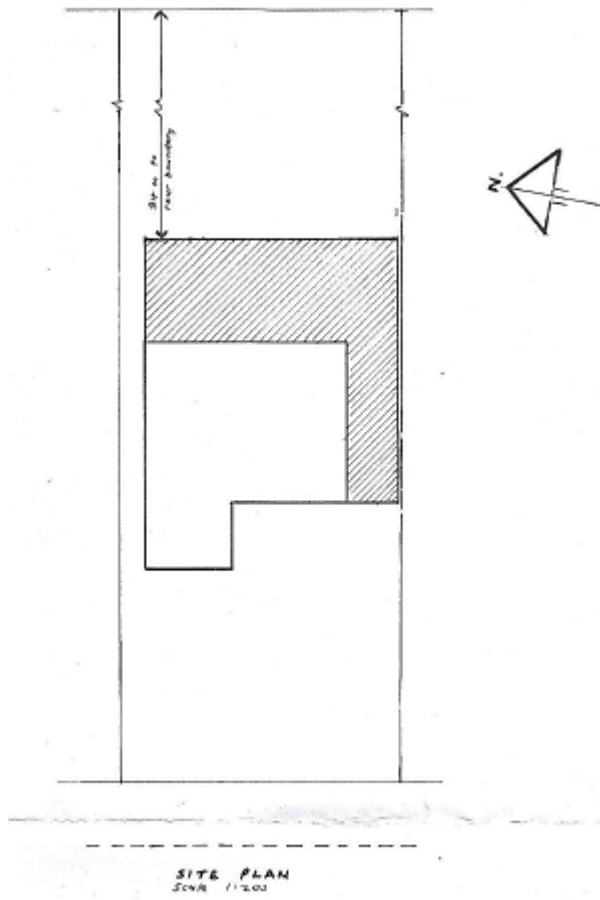


DISTRICT COUNCIL

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BLOCK PLAN



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Planning Application Information on Public Access - for applications coming to

DC Committee on Thursday 27 September 2018

4.1 18/01627/HOUSE Tanglewood, Scabharbour Road, Hildenborough TN11 8PJ

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P94EIVBK0L000>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P94EIVBK0L000>

4.2 18/01460/CONVAR 78 Evelyn Road, Otford, TN14 5PU

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P87AN7BK0L000>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P87AN7BK0L000>

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