

4.4 - SE/12/02852/HOUSE Date expired 1 January 2013

PROPOSAL:                                  Erection of a two storey front, side and rear extension.  
Single storey side and rear extension

LOCATION:                                    Dorminton, Stonehouse Road, Halstead TN14 7HN

WARD(S):                                  Halstead, Knockholt & Badgers Mount

#### ITEM FOR DECISION

This item has been referred to Development Control Committee at the request of Councillor Williamson, as he wishes the committee to consider whether the proposed extension would have an adverse impact on the amenities of adjacent properties.

**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 used on the existing building.

To maintain the integrity and character of the dwelling as supported by EN1 of the Sevenoaks District Local Plan.

3) No window(s) or other opening(s) shall be inserted at any time in the north or east elevation(s) of the extension hereby approved, despite the provisions of any Development Order.

To safeguard the amenities of adjacent residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

4) The window(s) in the west elevation of the two storey side extension at first floor level (which serve the dressing room and front bedroom) the windows shall be obscure glazed at all times and non opening. In addition to this the window(s) along the northern flank of the first floor extension shall be obscure glazed at all times and non opening.

To safeguard the amenities of adjacent residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

5) No development shall be carried out until a scheme of soft landscaping, including type and size of species has been submitted to the Council for approval in writing. The scheme shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection during the course of the development. The soft landscape works shall be carried out before the first dwelling is occupied or in accordance with a programme of implementation agreed in writing with the Council. The landscape works shall be carried out in accordance with the

approved details.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks District Local Plan and policy SP1 of the Sevenoaks Core Strategy.

6) If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks District Local Plan and policy SP1 of the Sevenoaks Core Strategy.

7) The development hereby permitted shall be carried out in accordance with the following approved plans 2012/39A, 2012/152, 2012/151,

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

#### Description of Proposal

- 1 This application seeks permission for the erection of a single storey and two-storey side and front extension. The single storey side extension measures approximately 7.5 metres in width and the two storey element measures 4.5 metres in width. At the front, the single storey extension projects out approximately 3 metres from the front façade of the building. At the rear the two storey element projects out 4 metres from the rear.
- 2 In addition to this, the application also seeks permission for a rear two storey and single storey addition. It is proposed that the extension would project 4 metres from the rear façade of the dwelling at two-storey level. In addition to this, it is also proposed that a further single storey element, which would be located in a central location off the proposed two storey, rear extension.
- 3 It is proposed that the extension would be used to create a swimming pool and games room. In addition to this, it is also proposed that it would be used to create a kitchen/dining room. On the upper floor, the proposal will extend the existing bedrooms and create dressing room/ensuite facilities.

#### Description of Site

- 4 The application site relates to a large detached property located on a substantial plot of land located on the east side of Stonehouse Road. The property is constructed from white rendered elevations and a tiled roof, and has a central element located in the centre of the property with a wooded weather-boarded gable. There is also a large open canopy porch.
- 5 There is also a large detached flat roof garage which is located to the north of the dwelling.
- 6 The property is set back approximately 55 metres from the road. The rear garden of the property is located in the Green Belt.

## Constraints

- 7 Area of Special Control of Adverts
- 8 The rear section of garden is located in the Green Belt

## Policies

### *South East Plan*

- 9 Policy - CC6

### *Sevenoaks District Local Plan*

- 10 Policies - EN1, H6B

### *Sevenoaks District Core Strategy*

- 11 Policy - SP1

### *Other*

- 12 Supplementary Planning Document – ‘Residential Extensions’
- 13 National Planning Policy Framework

## Planning History

- 14 12/00914/HOUSE Erection of a two-storey side extension and ground floor side extension. REFUSE 18/06/2012
- 15 85/01490/HIST Single storey rear extension, two storey side extension, rear first floor extension and double garage. GRANT 11/11/1985

## Consultations

### *Parish / Town Council*

- 16 The Parish Council strongly opposes this planning application
  - 1 This property is located adjacent to the Green Belt on which the proposed extensions would have a detrimental impact.
  - 2 This would be inappropriate development due to its bulk, size and scale and would dominate properties in the surrounding area.
  - 3 The Parish Council believes that it contravenes policies EN1 and H6B of the Local Plan and SP1 of the Core Strategy.

## Representations

- 17 2 letters of objection have been received in connection with the application. The main issues include the following:-
  - Loss of privacy from the windows on the front of extension

- The windows do the swimming pool would overlook the garden of the property of Lilacs
- Overbearing impact of the development
- Impact of the development on the upkeep and maintenance of the road

#### Group Manager Planning Services Appraisal

18 The main issues that need to be considered in respect of this proposal include the following:-

- Impact of the proposal on the character and appearance of the area
- Impact on the amenity of adjacent properties

#### Background

19 On 18 June 2012 (under application 12/00914/HOUSE) planning permission was refused for the erection of a two-storey side extension and ground floor side extension. This application was refused on two separate grounds, which were as follows:-

*The proposed two-storey side and ground floor side extension by virtue of its size, scale, bulk, height and design would appear out of scale with the existing building, creating a prominent and incongruous feature, of harm to the character of the property and the street scene. This conflicts with policies EN1 and H6B of the Sevenoaks District Local Plan and policies SP1 of the Sevenoaks Core Strategy, the Sevenoaks District Council Supplementary Residential Extension SPD and the advice and guidance in the NPPF.*

*The proposed development by virtue of its size, scale, bulk and height would create an overbearing form of development that would harm the amenities of adjacent properties and would cause an adverse level of overlooking. This conflicts with EN1 of the Sevenoaks District Local Plan and policies SP1 of the Sevenoaks Core Strategy, the Sevenoaks District Council Supplementary Residential Extension SPD and the advice and guidance in the NPPF.*

20 It is important to note that design changes have now been made to the visual appearance of the extension since the original refused scheme. The changes include a reduction in the width and front projection of the two-storey side extension. Design changes have also been included into the new plans, which show a reduction in the height of the new two-storey element. As stated above the previous scheme was refused on design grounds as the extensions were considered to dominate the building and on the impact that it would have on the amenities of adjacent properties.

#### *Impact of the proposal on the character of the property and area*

21 Policy EN1 (from SDLP) and SP1 from (Core Strategy) state that the form of the proposed development, including any buildings or extensions, should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. This policy also states that the design should be in

harmony with adjoining buildings and incorporate materials and landscaping of a high standard.

22 Policy H6B is also applicable and states that proposals for residential extensions will be subject to the principles in Appendix 4. Higher standards of design and external appearance will be required in or adjacent to conservation areas and on prominent sites. Extensions to mobile homes and buildings not designed for permanent residential use will not be permitted.

23 The National Planning Policy Framework states the following, “that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes”.

24 In addition to the above, the integrity and character of the original dwelling would be lost. The Residential Extension SPD states:-

*Where an extension is acceptable in principle, its form should be well proportioned and present a satisfactory composition with the house.*

25 The SPD specifically states that for two storey extensions the following should be maintained:-

*When the proposal is for a two-storey extension, the loss of space will be more apparent. In a street of traditional detached and semi-detached houses, the infilling of the spaces between with two-storey extensions could create a terraced and cramped appearance at odds with the regular pattern of development when viewed from the street when the gaps, often with associated landscaping or allowing longer views, are important elements. A side extension built flush with the existing front elevation of the house may also affect the symmetry of a pair of semi-detached properties resulting in a detrimental impact on the appearance of the street scene.*

26 As stated above, the changes that have been undertaken to the previously refused scheme include the design changes to the side extension element. These specifically include the reduction in the width of the element from 9.1 metres to 4.5 metres and the introduction of a ground floor element. The two-storey element of the extension is now positioned in line with the front façade of the dwelling. The height of this addition has now been reduced by approximately 1.2 metres.

27 It is acknowledged that this is still a significant one/two storey side extension in terms of its size and scale.

28 As described above the design changes to the previously refused scheme have now been made, (which include the reduction in the width of the two-storey element (to 4.5 metres) and a reduction in the height of the extension). In my view, these fundamental design changes help to improve the visual appearance of the development from a design perspective and help to reduce the overall bulk

and scale of the addition and its impact on the character and appearance of the original dwelling, making this specific element appear more subservient in design.

- 29 In addition to the two-storey element, there is also a single storey addition. This element would project 3 metres from the front façade of the dwelling and tapers out at the side of the two-storey element. Given that this element would be on the side of the dwelling and given the distance that the dwelling is set back from the main road, the proposal is considered to be, on balance acceptable, as it is considered that it would not have an unacceptable impact on the character and integrity of the main dwelling to merit an objection.
- 30 Although the ground and two-storey side extension would be located close to the boundary (3.5 metres from the boundary to the single storey element and 6.5 metres from the boundary to the two storey element), there would also be sufficient space around the periphery of the site to maintain the space and character of the property. In view of the above, I consider that the scale and design of the extension would on balance be sympathetic and be in proportion in size and scale with the existing dwelling. The design and proportions of this element is also considered acceptable from a visual perspective.
- 31 In addition to the ground and first floor side extension, it is also proposed to extend the dwelling to the rear. It is proposed to construct a 4-metre extension (which would be the two-storey element) with a further single storey addition projecting 3 metres. Again, this is a significant extension in terms of its size and scale, however given the size and scale of the plot, the site is considered to be able to sufficiently accommodate the development proposed. The rear extension would not be visible from the streetscene and as such I am raising no objection to this specific element of the proposal. The design of this particular element is also considered to be in keeping with the character and appearance of the existing dwelling.
- 32 The proposed extensions would essentially wrap around the entire corner of the dwelling on the northern side and rear of the dwelling. Although this would be a significant extension, it is important to highlight that the dwelling is set back approximately 55 metres from the main road, and as stated above, the boundaries are well vegetated with mature landscaping. Given this distance and the vegetation, I consider that the proposal would have no adverse impact on the character and amenity of the area to warrant an objection on planning grounds.
- 33 In this respect, the proposal is not considered to conflict with criteria from the above aforementioned policies.

*Impact on the amenity of adjacent properties*

- 34 Policy EN1 from the Sevenoaks District Local Plan states that the proposed development including any changes of use does should not have an adverse impact on the privacy and amenities of a locality by reason of form, scale, height, outlook, noise or light intrusion or activity levels including vehicular or pedestrian movements.
- 35 Concern has been raised by the residents of the Lilacs (situated to the north west of the site) that the proposal would affect the amenity of this property. This property is a bungalow that is located at a much lower level than the application

property. The rear of this property is orientated towards the side of the application property. The distance between this property and the single storey extension proposed at Dorminton is approximately 21 metres in distance. It is recognised that any visual harm from the extension would be compounded by the level changes, and that the extension would inevitably be visible from this garden of this property. It is however not considered to be significantly overbearing or unneighbourly to warrant an objection on planning grounds given the height and scale of the addition and the distances between the dwellings. In addition to the overlooking concerns, the neighbouring property has raised concern about the potential overlooking impact. It is however considered that if the windows were obscure glazed at the front of the two-storey side element and at the side, then the overlooking impact would be satisfactorily mitigated. It would also be prudent to impose a condition to ensure that a suitable landscaping scheme was agreed to reduce the visual bulk and appearance of the development.

36 Glowworm Cottage, is also located immediately to the north east of the application property. In view of the reduction that has been made to the size and scale of the extension, I consider that the extension would have a satisfactory relationship with this adjacent property and would not appear oppressive and unneighbourly to an unnecessary degree. Again the extension would be visible from the garden of this property, however there is considered to be no loss of amenity to this property.

37 Given the distances between the properties to the south and opposite the site, the proposal is considered to have no adverse impact.

38 No other properties are considered to be adversely affected by the proposal.

#### Access

39 There is considered to be sufficient space at the front of the site to accommodate the parking needs of the development.

#### Other Issues

40 The other issue raised on the existing access, while the construction work take place. The traffic that the proposal generates is not considered to be a planning issue that can be taken into consideration. The issue of maintaining the access is a private issue and not an issue for planning.

41 The Parish Council have objected to the proposal on the grounds that the proposal would adversely affect the Green Belt. The actual dwelling is not located in the Green Belt and in this respect the proposal is considered to be acceptable in terms of its visual impact.

#### Conclusion

42 On balance the scale, bulk and design of the extension is considered to be acceptable in terms of its visual appearance. In addition to this the proposal is considered to have no adverse impact on the amenities of adjacent properties.

## Background Papers

Site and Block plans

Contact Officer(s): Vicky Swift Extension: 7448

Kristen Paterson  
Community and Planning Services Director

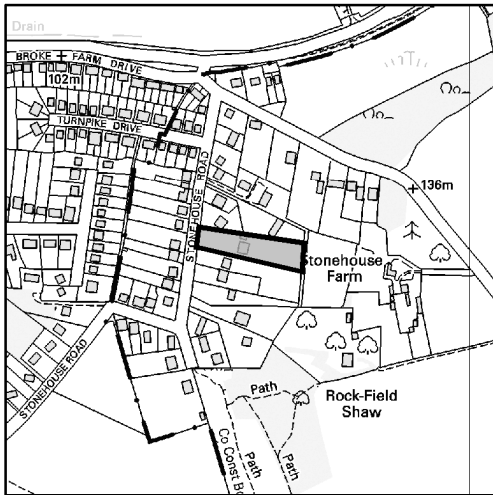
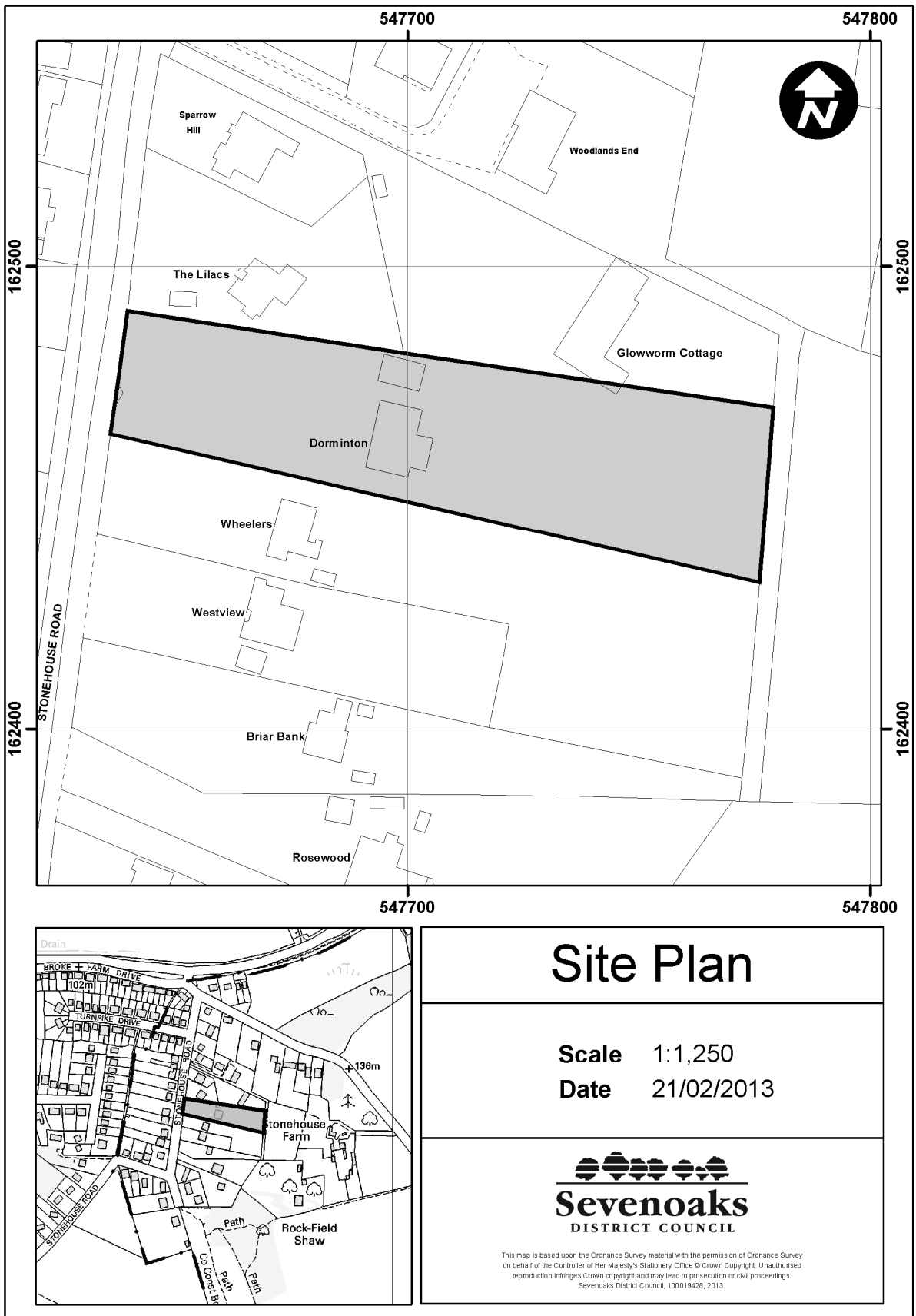
Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MCG899BK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MCG899BK0L000>





# Site Plan

Scale 1:1,250  
 Date 21/02/2013



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BLOCK PLAN

