

4.1 – SE/14/02439/HOUSE Date expired 30 September 2014

PROPOSAL: The raising of the roof to incorporate a new first floor over existing bungalow, new porch, demolition of existing garage and erection of a new garage and alteration to fenestration.

LOCATION: 9 Knole Road, Sevenoaks TN13 3XH

WARD(S): Sevenoaks Eastern

### **ITEM FOR DECISION**

This application has been referred to Development Control Committee by Councillor Purves on the grounds:

- 1 the development would be detrimental to the street scene;
- 2 the proposed development would result in overlooking and a consequent loss of privacy to the residents at 5 Quaker Close; and
- 3 the impact from the flat grass area in the Hollybush Recreation Ground.

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 development shall be those indicated on the approved plan as detailed on the application form.

To ensure that the appearance of the development is in harmony with the existing character of the locality as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, Block Plan, Drawing No's M14-4012:01, M14-4012:02, M14-4012:10H, M14-4012:11J, M14-4012:12H, M14-4012:13B, M14-4012:14C, received 28.07.14 and 05.08.14.

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

### **Note to Applicant**

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may

arise in the processing of their application,

- Where possible and appropriate suggesting solutions to secure a successful outcome,
- Allowing applicants to keep up to date with their application and viewing all consultees comments on line ([www.sevenoaks.gov.uk/environment/planning/planning\\_services\\_online/654.asp](http://www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp)),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate.

In this instance the applicant/agent:

- 1) Was provided with pre-application advice.

#### Description of Proposal

- 1 The raising of the roof to incorporate a new first floor over existing bungalow, new porch, demolition of existing garage and erection of a new garage and alteration to fenestration.

#### Description of Site

- 2 The site consists of 9 Knole Road which is located within the built urban confines of Sevenoaks. The street scene is characterised by detached and semi-detached properties which are set within plots of varying size and shape.

#### Constraints

- 3 Agricultural Land Value
- 4 Area of Archaeological Potential

#### Policies

##### *Sevenoaks District Local Plan*

- 5 Policies - EN1, EN25A, EN25B, H6B, VP1

##### *Sevenoaks District Core Strategy*

- 6 Policies - SP1

The NPPF places the emphasis on weight which should be given to emerging plans under paragraph 216. In addition the Council's Allocations and Development Management

Plan is in the final stages of preparation and therefore its policies should be given due weight. In terms of policies SC1, EN1 and EN2 to which this application relates, significant weight should be attributed.

*Allocations and Development Management Document (emerging)*

7 Policies - SC1, EN1, EN2

*Other*

8 Residential Extensions Supplementary Planning Document

9 Sevenoaks Residential Character Area Assessment

10 National Planning Policy Framework

Relevant Planning History

11 14/01001/HOUSE - The raising of the roof to incorporate a new first floor over existing bungalow, new porch, demolition of existing garage and erection of a new garage and alteration to fenestration (refused 29.05.14)

Consultations

*Sevenoaks Town Council*

12 Sevenoaks Town Council recommended refusal on the following grounds:

- I) the proposal would have a detrimental impact on the street scene;
- II) the proposal represents overdevelopment of the site;
- III) there would be insufficient amenity space for future occupants of the property;
- IV) the proposal conflicts with advice set out in the Residential Character Area Assessment SPD.

Representations

13 5 letters of representation received in total

3 letters of representation have been received in support of the proposed development.

2 letters of representation have been received objecting to the proposed development. Objections cited include that:

- overlooking/loss of privacy to the residents at 5 Quaker Close to both the rear garden area/patio and rear windows;
- overshadowing and loss of light to the residents at 5 Quaker Close;
- the ridge height is too high and should be reduced in scale;
- the front mini-gable window is incompatible with the overall design;

- additional screening should be proposed and
- construction traffic should be regulated by placing conditions on a decision notice in the event of planning permission being granted.

### **Chief Planning Officer's Appraisal**

#### *Application assessment*

- 14 In terms of the assessment of this application, whilst the proposal seeks various extensions, there are no parameters outlined within the Residential Extensions Supplementary Planning Document (SPD) for developments which seek to increase the ridge heights of properties (i.e. conversions of bungalows to two storey dwellings).
- 15 Appeal APP/G2245/D/12/2178124 (120 Chipstead Lane, Sevenoaks) deals with this matter. The development assessed under the Appeal reference above was for *'[t]he erection of two storey side extension, two storey rear extension, new first floor over existing house and bay windows, rooflights, rear dormer, porch canopies to front and side doors, changes to fenestration, new chimney'*. In the instance of this application, the Appeal Inspector concluded that as the proposal involved substantial reconstruction, that the development should, in their view, be assessed as *'...a remodelling of the property rather than [that] of an extension'*.
- 16 On this basis, as the development proposed under this application would involve substantial reconstruction of the existing dwelling, it is considered that the same principle be applied.

#### *Design, scale and bulk and impact upon the street scene*

- 17 Policy EN1 of the Sevenoaks District Local Plan states that proposals for all forms of development should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. Additionally, policy EN1 states that the design of proposals should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard.
- 18 Policy SP1 of the Sevenoaks District Core Strategy states that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is to be located.
- 19 Paragraph 56 of the NPPF states that the Government attached great importance to the design of the built environment and that good design is a key aspect of achieving sustainable development and that such is indivisible from good planning and should contribute positively to making places better for people to live in. The NPPF follows in to state that planning permission should be refused for development of poor design which fails to take the opportunities available for improving the character and quality of an area and the way in which it functions.
- 20 The emerging Allocations and Development Management Plan states that proposals for residential extensions within the urban confines should comply within the guidance set out in the Residential Extensions SPD.
- 21 The application site is located within the built urban confines where development is considered to be acceptable in principle. The application site is flanked by two storey properties immediately to the north which exhibit attic rooms and the

remaining properties to the south within Knole Road are of single storey construction originally (some of which have been extended). Given this character, the existing dwelling itself is of different scale and form when assessed against the closest neighbouring property. In terms of the proposed development, the raising of the ridge height of properties within Knole Road has previously been considered as acceptable within the street scene (for example, 10 Knole Road under planning applications SE/14/00719/HOUSE and SE/12/00218/EXTLMT). On these grounds, the very principle of raising the ridge height of the property is considered to be acceptable within the character area.

22 The increase in ridge height proposed of 1.9 metres (from a height of 5.9 metres to 7.8 metres) is not considered to be substantial given surrounding patterns of development within the locality. Whilst the level of bulk will undoubtedly increase at first floor level by the very nature of the proposed development, given the three storey properties which flank the application site to the north and the grant of planning permission for a similar form of development immediately south of the application site at 10 Knole Road, I consider that the increase in ridge height would not be objectionable and that the proposed development would be viewed in the context of these existing dwellings.

23 In terms of the building lines, the existing dwelling is located 5.4 metres from the Knole Road street scene (at the closest point) and this is at single storey level. The proposed development would be located 5.1 metres from the Knole Road street scene, again at single storey level. Whilst the front building line will be located 0.3 metres forward of the existing front building line, given that the development will be at single storey level, this minimal increase in built form towards the street scene is considered to be acceptable.

24 The previous planning application SE/14/01001/HOUSE was refused on the ground that:

*'The proposed development by virtue of its design, scale and relationship with the street scene, would fail to result in a form of development which would be visually acceptable within the locality, resulting in an incongruous form of development. This would be contrary to policy EN1 of the Sevenoaks District Local Plan and the guidance outlined within the Sevenoaks Residential Character Area Assessment and the National Planning Policy Framework'.*

25 At the time of consideration of this previous application, the Case Officer had stated that:

*'In terms of the design of the proposed extension, it can only be considered as confused. The proposed development would exhibit a frontage which would appear largely neo-Georgian in appearance with regards to the sash window detailing but would then exhibit a modern two storey gable projection with pillars. The southern elevation would be largely glazed with numerous window openings, again, being very modern in appearance. The proposed development would not be considered to constitute 'good' design given the various design inspirations which are attributed. All in all, the resultant dwelling exhibits design elements which work in conflict with one another, rather than being in harmony. This is not a form of development which the Council would be able to support'.*

26 In terms of the application currently submitted, the fenestration and detailing to the front (east) and southern flank elevations have been amended to reflect a

form of development which is modern in appearance. The level of glazing to the southern flank elevation has been significantly reduced and the door and window openings are considered to be in harmony with each other. The scale of the development has been reduced insofar that the two storey front gable projection has been reduced and replaced with a single storey porch to the front elevation which reduces the impact of the proposed development upon the street scene. On this basis, the amendments which have been made to the scheme in terms of fenestration and design are considered to overcome the previous reasons for refusal of SE/14/01001/HOUSE. Therefore, in terms of the design of the proposed extension, such is considered to remain in scale and character with surrounding patterns of development within the locality and is considered to result in a form of development which would be acceptable within the street scene.

#### *Sevenoaks Residential Character Area Assessment (SRCAA)*

- 27 The site is located within the Knole Road character area to the northern point of this defined area. Immediately north of the application site is the Bayham Road character area which exhibits a mixture of residential properties of two storeys with some exhibiting basements and attic rooms. In terms of the dwellings which are located immediately adjacent to the north of the application site, such are large dwellings of two storeys with attic rooms and the pattern continues to the junction with Bayham Road. To the east of the application site is the Quaker Close character area which exhibits detached residential properties of two storey construction. The SRCAA states that with regards to the Knole Road character area itself, such exhibits early 1960s detached residential dwellings of one and two storeys. Prominent building materials are of red/brown brick with brown hung tiles and brown plain tiles roofs. Predominant boundary treatments are of brick walls and hedging.
- 28 Design guidance for the Knole Road character area states that regular building lines and the space between buildings should be respected; that development should not significantly detract from views eastwards across the area from the adjoining recreation ground; that the harmonious palette of red/brown brick, pastel painted render. Brown hung tiles and brown plain tiles roofs should be respected; and, that mature trees and hedged boundaries which contribute to the character of the road should be retained.
- 29 As discussed previously within this report, the existing dwelling is located 5.4 metres from the Knole Road street scene (at the closest point) at single storey level and the proposed development would be located 5.1 metres from the Knole Road street scene, again at single storey level. Whilst the front building line will be located 0.3 metres forward of the existing front building line, given that the porch (which accounts for this increase towards the street scene) will be located at single storey level, the minimal increase in built form towards the street scene is considered to be acceptable.
- 30 With regards to building materials, the property would be constructed of render with slate roof tiles. Whilst slate roofing tiles are not specifically characteristic within the street scene, there are numerous other examples of properties with slate roofs within the locality of the site. On this basis, it is considered that the slate tiles would be acceptable within the character area.

- 31 Whilst the ridge height of the property will increase by 1.9 metres in height, this is not considered to be of such a substantial height to the point where views of the Hollybush recreation ground (which is located to the west of the application site) would be significantly affected.
- 32 Thus, the proposed development is considered to accord with the guidance outlined within the SRCAA as the development would continue to respect the regular building lines exhibited within the street scene.

*Impact upon residential amenity*

- 33 Policy EN1 of Sevenoaks District Local Plan details that proposals should not have an adverse impact upon the privacy or amenities of a locality by reason of form, scale or height.
- 34 Policy EN2 of the emerging Allocations and Development Management Plan states that proposals will only be permitted where they would safeguard the amenities of occupiers of nearby properties by ensuring that the development would not result in excessive noise, odour, activity or vehicle movements, overlooking or visual intrusion and that the built form would not significantly adversely prejudice outlook, privacy, or light enjoyed by the occupiers of nearby properties.
- 35 Comments have been received regarding a loss of privacy and daylight provision 5 Quaker Close. However, the property of 5 Quaker Close is located to the east of Knole Road and the rear garden of this property borders Knole Road. 5 Quaker Close is located at a lower land level than that of the application site and its rear garden abuts the site boundary with Knole Road to the west. Trees which are covered by Tree Preservation Order are located to the western boundary of 5 Quaker Close (Tree Preservation Order reference 68/001B/TPO-G1).
- 36 With regards to privacy, 5 Quaker Close is located 21.7 metres from the building line of the property at the application site at ground floor level and 23.4 metres from 5 Quaker Close at first floor level. A distance of 21 metres is the distance which is generally accepted within the planning system to be acceptable with regards to the relationship between windows at neighbouring properties. Thus, by virtue of this distance, it is not considered that the first floor windows which are proposed within the front elevation of the development would result in a detrimental loss of privacy to the residents within this property and it would be difficult to argue that a significant loss of amenity would occur given the fact that the site is located within the built urban confines within a significantly built-up area.
- 37 In terms of daylight provision to 5 Quaker Close, again, by virtue of the fact that this property is located 23.4 metres from the application site at first floor level (and across a road to the east of the application site), combined with the fact that there is a modest increase in ridge height of 1.9 metres, it is not considered that the proposed development would result in a loss of daylight provision to either windows, or the private amenity area of this property. Similarly, in terms of the comments which have been received regarding overshadowing, given the distance of the proposed development from 5 Quaker Close, the proposed development will not result in any level of overshadowing to this property.

- 38 The adjacent property of 8 Knole Road (which is located to the north of the application site at a similar land level to that of the application site) exhibits a first floor window which faces due south towards the application site. Given that the existing building line at the application site will be maintained, the proposed development will not result in a loss of daylight provision to this window (the 45 degree angles which are used within planning and referred to within the Council's Residential Extensions SPD have been applied to the proposals). In terms of outlook, whilst the outlook will change to this window, the existing outlook is onto the roof profile of the existing dwelling at the application site. This will not change dramatically by means of the proposal and thus the proposed development is not considered to have a detrimental impact upon the level of outlook which is currently enjoyed from this window at the neighbouring property.
- 39 First floor windows are proposed within the first floor element of the front gable extension; however, these will overlook the front garden area of the application site and that of the front amenity area at the adjacent 8 Knole Road. As such, there are no objections on these grounds.

#### *Area of Archaeological Potential*

- 40 The application site is located within a designated Area of Archaeological Potential. However, given that the works are largely relate to development above ground level, it is not considered that the imposition of an archaeology condition would be necessary in the instance of this application.

#### *Town Council comments*

- 41 The Town Council has raised a comment stating that there would be insufficient amenity space for future occupants of the property by means of the proposed development. In terms of the proposed development, such will be located largely at first floor level and the footprint will remain almost identical to that of the existing building. As such, there will be no little change in the level of amenity space provided at the application site by means of the proposal.
- 42 In terms of the representation which has been received regarding overdevelopment of the site, for the reasons stated previously within this report, the development is considered to result in an acceptable form of development in terms of its scale and bulk within the plot.

#### *Letter of representation regarding construction traffic*

- 43 Construction traffic is a matter which is dealt with outside of planning legislation and is a highways matter. It would be unreasonable to therefore impose a condition regarding this matter on a planning decision notice.

#### *Ward Member representation*

- 44 One of the grounds that the application has been reported to Committee relates to the impact of the proposed development from the flat grass area at the Hollybush Recreation Ground which is adjacent to the site to the west. For the reasons stated previously within this report, the proposed development would not be considered to harm the character or appearance the locality (and with that, that of the Hollybush Recreation Ground). On this ground, the development is considered to be acceptable.



## **Conclusion**

45 For the reasons stated previously within this report, the proposed development is considered to be acceptable. It is therefore considered that planning permission be granted.

## **Background Papers**

Site and Block plans

Contact Officer(s):

Helen Broughton Extension: 7136

**Richard Morris**  
**Chief Planning Officer**

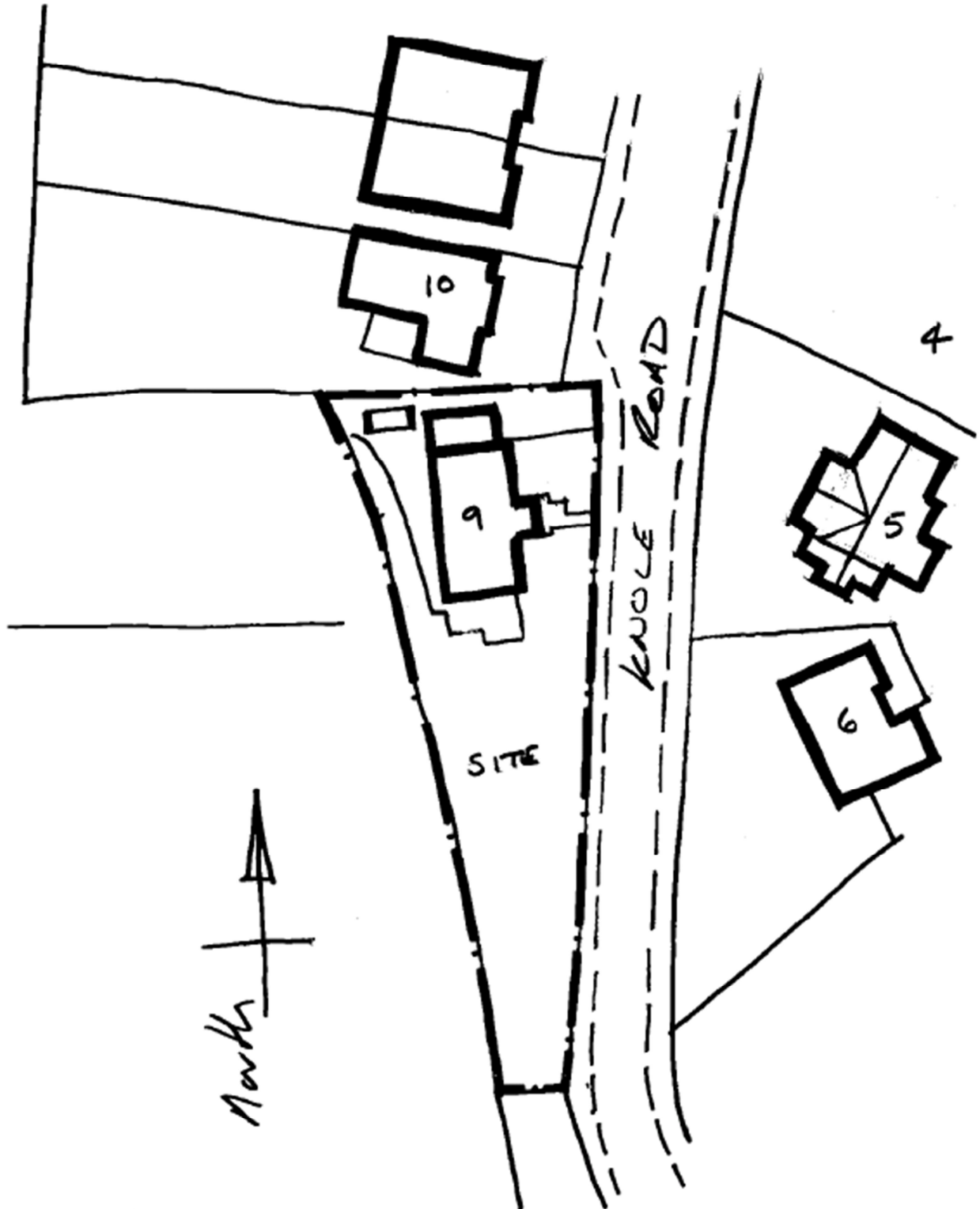
Link to application details

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N9EUD0BKGO100>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N9EUD0BKGO100>





Block Plan  
9 KNOLE ROAD  
SEVEN OAKS