

4.3 – SE/14/02195/HOUSE Date expired 13 October 2014

PROPOSAL: Demolition of existing utility room. Erection of a two storey side extension, single storey rear extension, new porch, conservatory and loft conversion.

LOCATION: 37 Southdene, Halstead, Kent TN14 7HB

WARD(S): Halstead, Knockholt & Badgers Mount

ITEM FOR DECISION

The application has been referred to Committee by Councillor Williamson to consider whether the proposals represent an overdevelopment of the site which would be detrimental to the street scene and residential amenity.

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

3) No development shall take place until details of the layout and construction of areas for the parking of three cars including garage spaces and means of access have been submitted to and approved in writing by the Council. The parking areas approved shall be provided and kept available for parking in connection with the use hereby permitted at all times.

To ensure a permanent retention of vehicle parking for the property as supported by policies EN1 and VP1 of the Sevenoaks District Local Plan.

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

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

5) The development hereby permitted shall be carried out in accordance with the following approved plans: no.03, 04A, 5 and 06.

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

Description of Site

- 1 The application site accommodates a modestly scaled, 2 storey dwelling, set towards the end of a cul-de-sac loop accessed via Knockholt Road.

Description of Proposal

- 2 Demolition of existing single storey side extension and erection of 3.5m wide 2 storey side extension. This element would be the full depth of the 2 storey flank of the house, with eaves and ridge levels to match existing. The roof above would incorporate a gable end, as existing.
- 3 It is also proposed to erect a 2.5m deep single storey extension with sloping roof above – the part to the rear of the 2 storey element to be solid tiled, the rest to be glazed. It is also proposed to add a small porch extension to the front with would have a pitched roof approximately 3.4m high.
- 4 It is also proposed to convert the existing loft space to habitable accommodation and insert 3 roof-lights, though this element of the works would appear to comprise permitted development.
- 5 Materials are to match existing.

Constraints

6 Urban confines of Halstead.

Policies

Sevenoaks District Local Plan:

7 Policies - EN1 and VP1

Sevenoaks Core Strategy:

8 Policies - SP1 and L08

Allocations and Development Management Plan (ADMP)

9 Policies - EN1 and EN2

Other

10 National Planning Policy Framework

Relevant Planning History

11 SE/06/00047/FUL: Two storey side extension. Approved 17.2.06. (Not implemented).

Consultations

Halstead Parish Council:

12 Objection and reasons:

13 The Parish Council objects to this planning application.

14 Council agrees that many of the properties in the road have been extended but none to the degree of this application. The property is to be turned from a two bedroom dwelling into a four bedroom house. The original footprint was 78sq m and the footprint of the proposed development is 170sq.m.

15 Council believes this development could have an adverse effect on the street scene.

Representations

16 None received.

Chief Planning Officer's Appraisal

Size, bulk, design and impact on street scene:

17 Policy EN1 of the SDLP identifies a broad range of criteria to be applied in the consideration of planning applications. Criterion 1 states 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. The design should be in harmony with adjoining buildings

and incorporate materials and landscaping of a high standard. Policy H6B of the SDLP states that residential extensions shall be subject to the principles in Appendix 4. Amongst other things, Appendix 4 states that the extension itself should not be of such a size or proportion that it harms the integrity of the design of the original dwelling or adversely affect the street scene.

- 18 Policy EN1 of the emerging Allocations and Development Management Plan, which can now be afforded significant weight takes a similar design approach to that above.
- 19 Paragraph 4.7 of the Council's Residential Extensions SPD states that the scale and form of an extension should fit unobtrusively with the building and its setting and be compatible with the surrounding properties. This is particularly important where buildings in a street follow a regular form or are regularly spaced. An extension should not have a detrimental visual impact or overbearing effect on the original building or the street scene. Paragraph 4.9 states that a range of devices is available to reduce the visual impact of an extension such as setting the extension back from the original building.
- 20 Paragraph 4.18 of the SPD states that 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. Paragraph 4.19 states that where there is a pattern of gaps between properties within a street, as a guide, a minimum of 1m between the side wall of a two storey side extension and the boundary for the full height of the extension is normally desirable. This will allow a continuation of the pattern of gaps when viewed from the street. The gap may need to be wider depending on the context.
- 21 The Halstead Village Design Statement notes that Southdene is built around a large green open space. With regard to extensions in general, the guidance states that higher standards of design will be required on properties in or adjacent to Conservation areas and on prominent sites. Extensions should be in matching materials and be in proportion to the house.
- 22 I have no objection to the porch or the single storey rear elements of the proposals, both of which would be of a relatively modest scale and acceptable design in my view. I consider the key issue to be that of the 2 storey side extension, which incorporates conversion of the loft space to both the existing house and the extension.
- 23 Whilst the 2 storey extension would be a fairly sizable addition, I do not consider it would appear at odds with the existing form of the house and do not consider it would appear as an overbearing or unduly dominant addition. It would reflect the height and design of the existing house. It would be set a minimum 1m off the boundary with the neighbouring property to the west, no.36. The 2 storey flank to no.36 in turn is set approximately 4.5m off the boundary. I would note that a single storey extension projects closer, but this is set well back into the site and consequently has a limited visual impact on the street scene. Hence the proposed extension would retain a visual gap between the 2 storey flanks of these houses in the order of 5.5m. I am not convinced that recessing the side extension behind the front face of the house would materially alter the relationship with the

neighbouring property, or the consequent appearance to the street scene. In this regard I consider the key factor in maintaining the characteristic spaciousness is the clear gap between the houses. In this instance, I consider the gap which would be retained to be sufficient to preserve the visual amenities of the street scene.

- 24 In forming the view above, I am mindful of 3 other properties in the immediate vicinity which have extended in a similar manner. No.31 was extended following a grant of permission in 1986 (SE/86/00573/FUL refers), no.35 following a grant of permission in 2004 (SE/04/02484/FUL refers) and no.34 following a grant of permission in 2012 (SE/12/01341/HOUSE refers). Whilst I do not consider these examples create a precedent, they provide examples which support my view that 2 storey extension presently proposed would have an acceptable impact on the street scene, including the open green in front which provides a clear public view of the site.
- 25 Whilst it is also proposed to convert the entire loft space that would be created by the proposals, this would be contained wholly within the roof and served only by 3 rear dormers. I do not consider this aspect of the proposals would have a detrimental impact on the street scene or in design terms.

Impact on residential amenity:

- 26 Paragraph 17 of the NPPF identifies a set of core land use planning principles that should underpin decision making. One of these principles is that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Policy EN1 of the Local Plan requires that any development should not have an adverse impact on the amenities of neighbours and also ensures a satisfactory environment for future occupants. Appendix 4 to H6B also states that proposals should not result in material loss of privacy, outlook, daylight or sunlight to habitable rooms or private amenity space of neighbouring properties, or have a detrimental visual impact or overbearing effect on neighbouring properties. Policy EN2 of the emerging ADMP can now be afforded significant weight. This seeks to safeguard the amenities of the occupiers of nearby properties.
- 27 To the rear of the site is open amenity space forming part of the grounds to Halstead Village Hall. To the east is the adjoining house, no.38 Southdene. This property is likely only to be directly affected by the single storey rear extension. However, because of the modest depth and height of this element – 2.5m deep and 3.4m at the highest point of the roof which adjoins the house and slopes downwards to the rear – I do not consider it would appear overbearing or unneighbourly.
- 28 The property most affected by the proposals would be no.36 to the west. This property would be adjacent to the 2 storey extension. However, windows in the flank of no.36 facing the application site are limited. There is a small ground floor window serving the entrance hall and what appears to be a landing window at first floor level. These windows are set well away from the party boundary. Set back from the front of the property is a single storey utility projection. This also has a size window and door, but this appears to serve a toilet and access into the utility area. Thus none of the windows would be considered to serve habitable rooms. None provide a main outlook from the house, as these are orientated facing front and rear. In the circumstances, bearing in mind the extension would be set well

away from the flank of this property and would project no further to the rear than the existing house at 2 storey level, I do not consider it would appear as an unduly overbearing or unneighbourly addition, or to result in any significant loss of light.

Parking implications:

- 29 Criteria 6) of policy EN1 states that the proposed development must ensure satisfactory means of access for vehicles and pedestrians and provides parking facilities in accordance with the Council's approved standards. This approach is echoed by policy VP1.
- 30 The proposals would add 2 further bedrooms to the house (potentially 3 if playroom included). Whilst there is forecourt parking at present, this would not accommodate the required 3 parking spaces. However, there is sufficient space in front of the house to accommodate the required spaces without necessitating the loss of the entire front garden. The provision of sufficient parking could be subject to condition in the event permission were to be granted.

Community Infrastructure Levy:

- 31 The proposals relates to a residential extension. The relevant Community Infrastructure Levy requirement form (determining whether a development may be CIL liable) has been completed. The new build floor-space does not exceed the 100m² threshold and thus the extension is not CIL liable.

Conclusion

- 32 I do not consider the extensions would represent a disproportionately large or incongruous form of development and consider they would preserve the character of the house. In my view, the proposals would preserve both the visual amenities of the street scene and the amenities of the occupiers of the neighbouring properties. I would recommend a condition relating to the submission of adequate on site parking.

Background Papers

Site and Block plans

Contact Officer(s): Mr J Sperry Extension: 7179

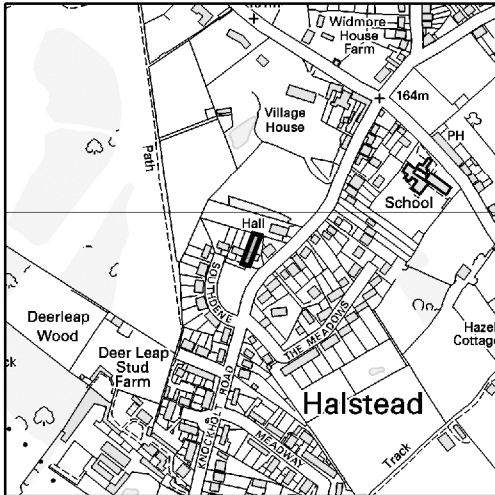
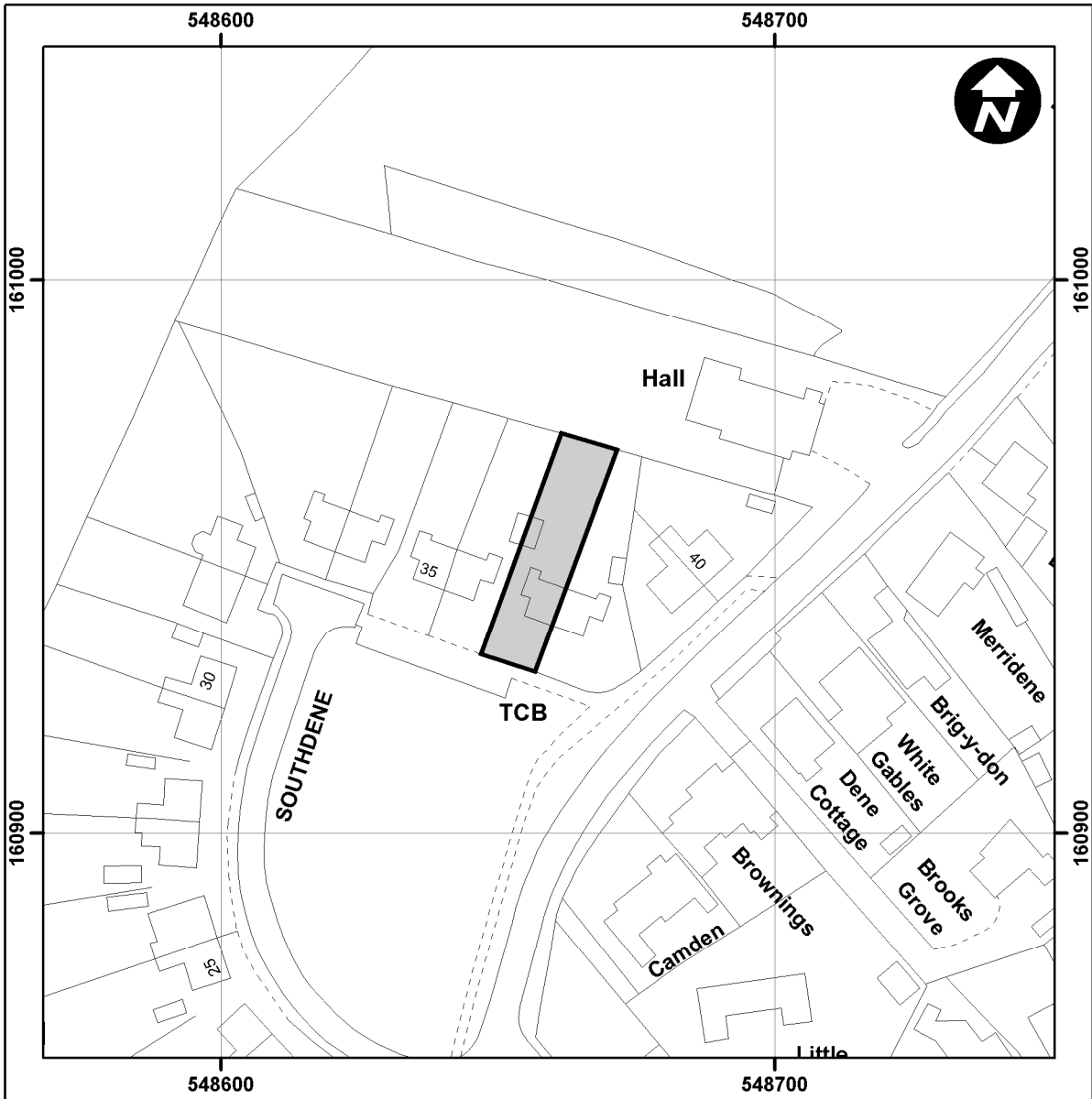
Richard Morris
Chief Planning Officer

Link to application details

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N8CMS9BK0L000>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N8CMS9BK0L000>



Site Plan

Scale 1:1,250
 Date 21/10/2014



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 Ordnance Survey 100019428.

BLOCK PLAN

