

4.6 - SE/15/00912/HOUSE Date expired 20 May 2015

PROPOSAL: Demolition of existing garage and conservatory. Erection of a two storey front, side and rear extension (with one velux window to side elevation) and a single storey rear extension. Erection of a new porch.

LOCATION: 12 Knole Road, Sevenoaks TN13 3XH

WARD(S): Sevenoaks Eastern

### **ITEM FOR DECISION**

The application has been referred to Development Control Committee by Councillor Purves for the following reasons: detrimental impact on the street scene, overbearing impact on the neighbour at no. 13 Knole Road, cramped development and excessive bulk.

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 dwelling as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) The windows to be located at first floor level on the side elevation (north-west) shall be obscure-glazed and non-opening, unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, at all times.

To safeguard the privacy of residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

4) The development hereby permitted shall be carried out in accordance with the following approved plans: 4007-PD02 Rev E

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 'Demolition of existing garage and conservatory. Erection of a two storey front, side and rear extension (with one velux window to side elevation) and a single storey rear extension. Erection of a new porch.'
- 2 The application seeks the approval of the demolition of the existing garage and conservatory and the erection of a two storey front (north-eastern) extension, a single storey porch with canopy wrapping around that front (north-eastern) and side (south-eastern) elevations, the erection of a two storey side (south-eastern) extension, and a two storey and single storey rear (south-western) extension. Fenestration changes are also proposed.

#### Description of Site

- 3 The application site comprises a two storey detached property located on the south-western side of Knole Road, Sevenoaks. The site is situated within the ward of Sevenoaks Eastern.

#### Constraints

- 4 Area of Archaeological Potential.

#### Policies

##### *Sevenoaks District Core Strategy*

- 5 Policies – LO1, SP1

## *Sevenoaks District Allocations and Development Management Plan (ADMP)*

6 Policies – SC1, EN1, EN2, T2

### *Other*

7 The National Planning Policy Framework (NPPF)

8 Residential Extensions Supplementary Planning Document (SPD)

9 Sevenoaks Residential Character Area Assessment SPD

### Planning History

10 14/03118/HOUSE - Demolition of existing garage and conservatory and the erection of two storey front and side extensions and single storey rear extension – Refused

### Consultations

11 Sevenoaks Town Council notes that this proposal represents a changed version of the proposal refused under application SE/14/03118/HOUSE, including the addition of a two storey extension to the rear of the property.

12 Sevenoaks Town Council recommended refusal on the following grounds:

1. The proposed 2-storey side and rear extensions would create an unacceptably overbearing impact on the residential amenities of No.13, increased by its proximity on a very steep gradient.
2. The proposed 2 storey side extension would be too close to No.13 and would thus eliminate the important wide gap between the houses, noted as a positive feature in the street scene and illustrated in the Residential Character Area Assessment SPD.
3. The proposed gap between the proposed side extension and No.13 falls far short of what should be acceptable on a corner site in order to be in accordance with the Residential Extensions SPD.
4. The design proposed at the rear of the house does not blend with the rest of the host building, with two areas of flat roof at odds with the pitched roof which is a characteristic feature.

### Representations

13 One letter has been received from the Holly Bush Residents Association Sevenoaks objecting to the proposal. The reasons for objecting can be summarised as follows:

- Overdevelopment of the site
- Excessively bulky form
- Loss of space between property and adjoining dwelling detrimental to the streetscape – spacing important to avoid cramped and over developed appearance.

- Bulk and windows would give domineering relationship with adjoining property and cause overlooking.
  - Roof of single storey rear extension awkward and unresolved in relation to the rest of the proposal.
- 14 Four different neighbour letters have been received objecting to the proposal. The concerns raised in these neighbour letters can be summarised as follows:
- Proposal does not overcome reasons for refusal – not much change in the gap between properties. From several angles no gap will be evident between the host property and neighbouring properties – does not overcome issue of terracing.
  - Believe site would classify as corner plot under the Residential Extensions SPD and that a gap of over 1 metre would be needed to provide less of an impact.
  - Porch unacceptable – hard against the boundary and extends forward of building line which no other properties have done.
  - Neighbouring properties have not extended forward of building line.
  - Sets precedent for large extensions.
  - Two storey rear extension would be dominating from garden of 13 Knole Road
  - Two storey rear extension would be intrusive, reduce light and obscure sun in relation to 13 Knole Road.
  - Loss of light to 14 Knole Road.
  - Two storey rear extension and first floor side windows will overlook 11 Knole Road.
  - Two storey rear extension intrusive to 11 Knole Road.
- 15 The following concerns are not material planning considerations and cannot be considered within this application:
- Loss of view of Knole Park
  - Two storey rear extension blocks view to south from 11 Knole Road.
  - Development will cause a lot of noise and vehicle congestion due to deliveries.

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

#### Principle issues

#### *Impact on character and appearance of the area*

- 16 The NPPF states 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.' (para 56). Policy SP1 of the 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 situated. Policy EN1 of the ADMP states that the form of proposed development should respond to the scale, height, materials and site coverage of the area. This policy also states that the layout of proposed development should respect the topography and character of the site and the surrounding area.

- 17 The Residential Character Area Assessment SPD outlines that this part of Knole Road is visually separated from and completely different in character to the northern older section of Knole Road. It outlines that the road consists of 2 storey detached houses and bungalows set back along a short cul de sac with a regular building line and spacing between buildings. The Residential Character Area Assessment SPD outlines positive features to include a regular building line with gaps between, consistent materials, and long views eastwards across the area from the adjoining recreation ground. The design guidance for this SPD outlines that the regular building lines and space between buildings should be respected, development should not significantly detract from views eastwards across the area from the adjoining recreation ground, the harmonious palette of red/brown brick, pastel painted render, brown hung and brown plain tiles roofs should be respected, and mature trees and hedged boundaries which contribute to the character of the road should be retained.
- 18 This application follows previous refusal 14/03118/HOUSE which was refused for the following reason: *'The proposed development would have a detrimental impact upon the character and appearance of the host dwelling and street scene through the addition of a dominating two-storey extension which is unsympathetic in size and design to the host dwelling, and with the two-storey side extension to the south-east resulting in the loss of the characteristic gaps between buildings seen within this section of Knole Road. As such the development is contrary to the National Planning Policy Framework and policies EN1 of the Sevenoaks Local Plan, EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan, and contrary to the Sevenoaks Residential Character Area Assessment SPD.'* The submitted scheme has been revised to make the proposed side extension narrower, increasing the gap between the application property and neighbouring property 13 Knole Road.
- 19 Within refusal 14/03118/HOUSE the two storey side extension was stepped along the south-eastern boundary. Towards the north-eastern end (that nearest the front), the extension projected at ground floor level 2.4 metres from the side wall for the length of 1 metre, after which it projected 2.9 metres from the side wall for the length of 2.15 metres, and after this it would have projected 4 metres from the side wall for the length of 3.9 metres. At first floor level the refused extension would have projected 2.9 metres from the side wall for the length of 3.7 metres, after which it would project 4 metres from the side wall for the length of 3.9 metres. The difference was due to an indent at ground floor level of 1 metre by 0.4 metre at the north-eastern most part of this two storey side extension. Within this application the proposed canopy and single storey side extensions project 2.25/2.3 metres from the side elevation and the two storey side extension projects 2.85 metres from the side elevation. Consequently the previously proposed stepped nature of the side extension refused in application 14/03118/HOUSE has been removed in this application, retaining a larger gap between the application property and 13 Knole Road.
- 20 A two storey front (north-east extension) is proposed to the north-western end of the front elevation. This extension would project 1 metre from the existing front

wall with a width of 3.3 metres. At ground floor this replaces the existing porch. This element would have a ridge height of 6.3 metres, set well below the ridge of the host property, and an eaves height of 4.6 metres, in line with the eaves of the host property, presenting a gable end feature to the street scene. The Residential Extensions SPD outlines that particular care should be given to the design of front extensions because of their prominence at the front of the property. This guidance outlines that front extensions may be acceptable where there is already considerable variety in the building line, there are already projecting elements such as gables facing the street, a front extension would enhance the townscape by increasing the visual attractiveness to an otherwise unexceptional street scene, the extension is to a detached house where there is no strong visual relationship with adjoining properties, where the extension does not involve the loss of off street parking spaces or trees that are importance to the character of the area. The SPD outlines that where an extension is acceptable, the roof should match the roof of the original house in style in order to complement the existing building and the character of the area. Flat-roofed extensions are unlikely to be permitted unless these are already a characteristic of the locality.

- 21 From visiting Knole Road it is clear that the application site and neighbouring property 13 Knole Road are of similar designs and the remaining properties are of a variety of designs. The neighbouring property 11 Knole Road has two gable end projection features on the front elevation which were a first floor addition under application 04/02511/FUL for 'extension to front at first floor level'. With the existence of gable end projections on the street, it is considered that the creation of a gable end projection on the front elevation of the application site would not be harmful to the character and appearance of the street scene. In regards to the building line on the street, the application site is set back from the neighbouring properties 11 and 13 Knole Road. It is considered that a 1 metre addition would not harm the building line on this street. The proposed front extension would have eaves to match the host property, and the ridge would be set lower than the host property. In addition the pitch of the roof used on this gable end projection would match the pitch used on the host property. These elements assist in reducing the impact of the proposal. It is considered that this element would be acceptable.
- 22 A single storey porch with canopy is proposed to wrap around the front (north-east) and side (south-west) elevations to join a proposed single storey side extension. The Residential Extensions SPD outlines that porches have an important effect on the appearance of a dwelling and on the street scene and can be successfully incorporated where there are appropriate to the scale of the dwelling and its features. The proposed porch and canopy would project 1.3 metres from the front elevation, and the canopy would project 2.3 metres from the existing side elevation. The height would be 3.3 metres to ridge and 2.3 metres to eaves, roofed to match the host property. It is considered that the proposed porch with open canopy would appear as a clearly subservient addition to the host property and would not harm that character and appearance of the host property and street scene. Concerns were raised in a neighbour letter that the porch would be hard against the boundary and extend forward of the building line, which would be unacceptable. The proposed porch would not be hard against the boundary, with the porch being 2.8 metres away from the boundary with 13 Knole Road and the open canopy being 0.5 metres away from the boundary with 13 Knole Road. It is considered that the proposed front porch and open canopy would not harm the building line of Knole Road, with the application property being set back from the neighbouring properties and the proposed porch and

canopy being relatively small scale. It is considered that this element would be acceptable.

- 23 A single storey side (south-east) extension is proposed, projecting 2.25 metres from the side elevation, set back 0.3m from the front elevation with a depth of 1.2 metres. This element would have a height of 3.6 metres to ridge and 2.45 metres to eaves. The Residential Extensions SPD outlines that a side extension should not dominate the original building, which can be helped by reducing the bulk of the extension, setting it back from the front elevation, and introducing a lower roof. The proposed single storey side extension would be set back from the front elevation with a lower roof. It is considered that this element would not dominate the host property and would not harm the character and appearance of the street scene or host property.
- 24 To the rear of this single storey extension, a two storey side (south-east) extension is proposed. This extension projects 2.85 metres from the side elevation, is set back 1.5 metres from the front elevation, slightly extends the ridge line of the host property and incorporates the existing characteristic roof design on the front elevation and then follows the roof line down to a lower ridge of 4.1 metres with a catslide design. It is considered that the proposed two storey side extension would not dominate the host property, and would appear as a subservient addition to the host property. The Residential Extensions SPD outlines that where there is a pattern of gaps between properties within a street, as a guide a minimum of 1 metre between the side wall of a two storey extension and the boundary is normally desirable. The proposal allows a gap of 1.1 metres increasing to 3.7 metres due to the angle of the property in connection with the boundary. The size of the proposed two storey extension has been reduced from the previous refusal, with an additional section which projected further than 2.85 metres from the side elevation being removed. The reduction in bulk of the side extension reduces the impact of the extension on the characteristic gapping between properties.
- 25 The properties on the turning head of Knole Road are characterised by two storey dwellings with single storey garages. A pattern of large gaps is apparent between 14 and 15 and 13 and 14 Knole Road, with these having a gap at first floor of over 7 metres. The gap between 12 and 13 Knole Road is currently about 3.82 metres at its closest point, increasing to 8.73 metres due to the angle of the properties. The gap between 11 and 12 Knole Road is approximately 3.12 metres. Within the previously refused scheme it was considered that the proposed side extension would result in a terracing effect between 12 and 13 Knole Road, with the side extension stepping out to follow the angle of the boundary. Within this refused scheme the two storey side extension left a smallest gap of 2 metres between the application property and 13 Knole Road, with this gap located 0.2 of a metre back from the front elevation of the application property, with this gap increasing to 6 metres towards the rear of the property. Within this current application the smallest gap would be approximately 3 metres between 12 and 13 Knole Road, with this point set back 1.5 metres from the front elevation of 12 Knole Road, increasing to 8 metres. It is considered that the reduction in the size of the extension has assisted in reducing the impact of the proposed extension on the nature of space between buildings on Knole Road. When viewed from the street scene, the reduction in the size of the side extension compared to the previously refused scheme would reduce the impact upon the gapping seen in the street, with a clear gap remaining at first floor,

particularly with the set back of the two storey element and the use of a catslide roof which assists in reducing the height.

- 26 The proposed two storey side extension would project past the existing rear (south-west) elevation by 4 metres. This element would also project off the host property. The width would be 4.5 metres with a height ridge height of 6.5 metres, well below the ridge of the host property, and an eaves height of 4.6 metres on the north-western side of this extension to match the host property, reducing to 3.9 metres on the south-eastern side. This element would have a hipped roof with a pitch to match the host property. It is considered that this rear extension would not harm the character and appearance of the host property, and would not be visible from the street scene. The proposed extension is roofed to match the host property and set well down from the ridge of the host property, and appears as a clearly subservient addition.
- 27 To the north-west of the above rear projection a single storey rear extension is proposed projecting 4 metres from the rear elevation of the host property and 2.3 metres from the side elevation of the proposed two storey rear extension. This element would have a hipped roof with a pitch to match the host property. To the south-east of the proposed two storey rear extension it is proposed to erect a single storey extension projecting 2.2 metres from the side (south-east) of the side elevation of the proposed two storey rear extension. This element would project past the proposed south-eastern elevation and would have a hipped roof with a pitch to match the host property. It is considered that these elements would not harm the character and appearance of the host property, being relatively small scale. The use of a hipped roof on these elements creates a more attractive design which compliments the host property. It is considered that these elements would not harm the character and appearance of the street scene being single storey and complimenting the host property in design.
- 28 It is considered that the proposed extensions to the property would fit well with the host property and street scene. It is considered that the proposed extensions do not appear as a bulky addition but appear as clearly subservient additions which compliment that host property.
- 29 Fenestration changes are proposed to the windows on the front (north-east), side (north-west) and rear (south-west) elevations of the host property. On the front elevation it is proposed to insert two new windows at first floor and one at ground floor, on the side (north-west) elevation it is proposed to remove one window at ground floor and one window at first floor and insert a smaller window at first floor, on the rear elevation it is proposed to remove one large window at first floor and replace with a smaller window. It is considered that the proposed fenestration changes would not harm the character and appearance of the host property or street scene.
- 30 Concern was raised in a neighbour letter that the application site would be defined as a corner plot within the Residential Extensions SPD, section 4.38, and as such a larger gap than 1 metre between the proposed extension and boundary should be retained. This section of the Residential Extensions SPD relates to dwellings which are bordered by two roads, not properties in a cul-de-sac. This is not the case in this situation and this section of the Residential Extensions SPD is not relevant to the application.



- 31 When considered as a whole, it is considered that the amended scheme is a large improvement to the previously refused scheme. Concern has been raised in a consultation response that the proposal would be overdevelopment of the site. It is considered that the proposed works would not constitute overdevelopment of the site, with a large rear garden being retained. It is considered that the revised scheme appears as an attractive addition to the host property and overcomes the previous reasons for refusal. Therefore the proposal will not detract from the visual amenity of the locality as it complies with policy EN1 of the ADMP and is also in line with the Sevenoaks Residential Character Area Assessment and Residential Extensions SPD.

*Impact on neighbouring amenity*

- 32 Paragraph 17 of the NPPF identifies a set of core land-use planning principles that should underpin decision-taking. 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 EN2 of the Allocations and Development Management Plan outlines that proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development, and would safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not result in excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and where the build form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.
- 33 The properties potentially most affected by the proposed extension would be the neighbouring properties of numbers 11 and 13 Knole Road.
- 34 The proposal incorporates the insertion of one new window at first floor level in the north-western elevation facing 11 Knole Road serving a cupboard and one new window at first floor in the proposed rear extension which serves a bedroom which is also served by a window on the rear (south-west) elevation. It is considered that a condition should be attached requiring these windows to be obscure glazed and non-opening unless the part which can be opened is 1.7 metres above the floor level of the room in which the window is inserted. On the south-eastern elevation a rooflight is proposed at loft level. It is considered that this rooflight would not result in overlooking. It is considered that the new windows on the rear and front elevations would not result in overlooking concerns, having much the same view as those existing. It is considered that there would not be an unacceptable loss of privacy as a result of this proposal.
- 35 The Council's Residential Extensions SPD indicates that a '45 degree' test should be applied to assess whether the proposal would lead to a significantly harmful loss of light to habitable rooms of neighbouring properties. For a significant loss of light to occur, the proposal would need to fail the 45 degree test on both plan and elevation form. The proposed extensions pass the 45 degree test in relation to 11 Knole Road. In relation to 13 Knole Road, due to the setting of 12 and 13 Knole Road, the 45 degree test indicates that any impact of the proposed extensions would be on the side elevation of 13 Knole Road. The side elevation of 13 Knole Road contains one window at ground floor level. This window does not serve a habitable room. As such the proposal is unlikely to result in a significantly harmful loss of light to habitable rooms of neighbouring properties.

- 36 A neighbour letter raised concerns that the proposal would result in a loss of light to 14 Knole Road. 14 Knole Road is located over 17 metres away from the application dwelling and the 45 degree test indicates that no. 14 will not experience loss of background daylight or even sunlight.
- 37 Concerns have been raised in neighbour letters that the proposed two storey rear extension would be intrusive to 11 and 13 Knole Road. The proposed two storey rear extension would be located between 3.8 and 5.4 metres from the boundary with 13 Knole Road, and between 10.4 and 11.8 metres from the boundary with 11 Knole Road. Due to this distance it is considered that that the proposed two storey rear extension would not be overbearing to the neighbouring properties. It is also considered that the other proposed elements would not result in an overbearing impact or loss of sunlight, due to the positioning of the house and the distance between properties.
- 38 The development would not result in an unacceptable loss of privacy, daylight, or private amenity space to the surrounding residents or the site itself. As such, on balance it is considered that there will not be an objectionable harm to neighbouring amenity.

#### Other issues

##### *Off-street vehicle parking provision*

- 39 The proposal increases the dwelling-house from three bedrooms to four. As such two independently accessible parking spaces are required under Kent County Council Interim Residential Vehicle Parking Standards. From visiting the site it is clear that there is adequate space on site for at least two independently accessible parking spaces.

#### Access issues

- 40 There will be no change to access.

#### **Conclusion**

- 41 I consider that the proposed development would not harm neighbouring amenity nor the character and appearance of the street scene. Consequently the proposal is in accordance with the development plan and therefore the Officer's recommendation is to approve.

#### **Background Papers**

Contact Officer(s): Hannah Weston Extension: 7387

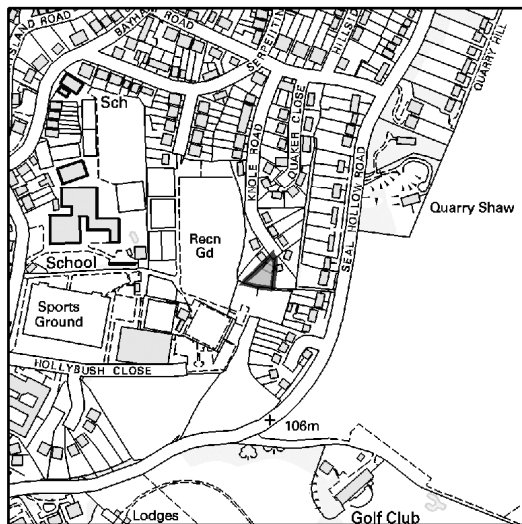
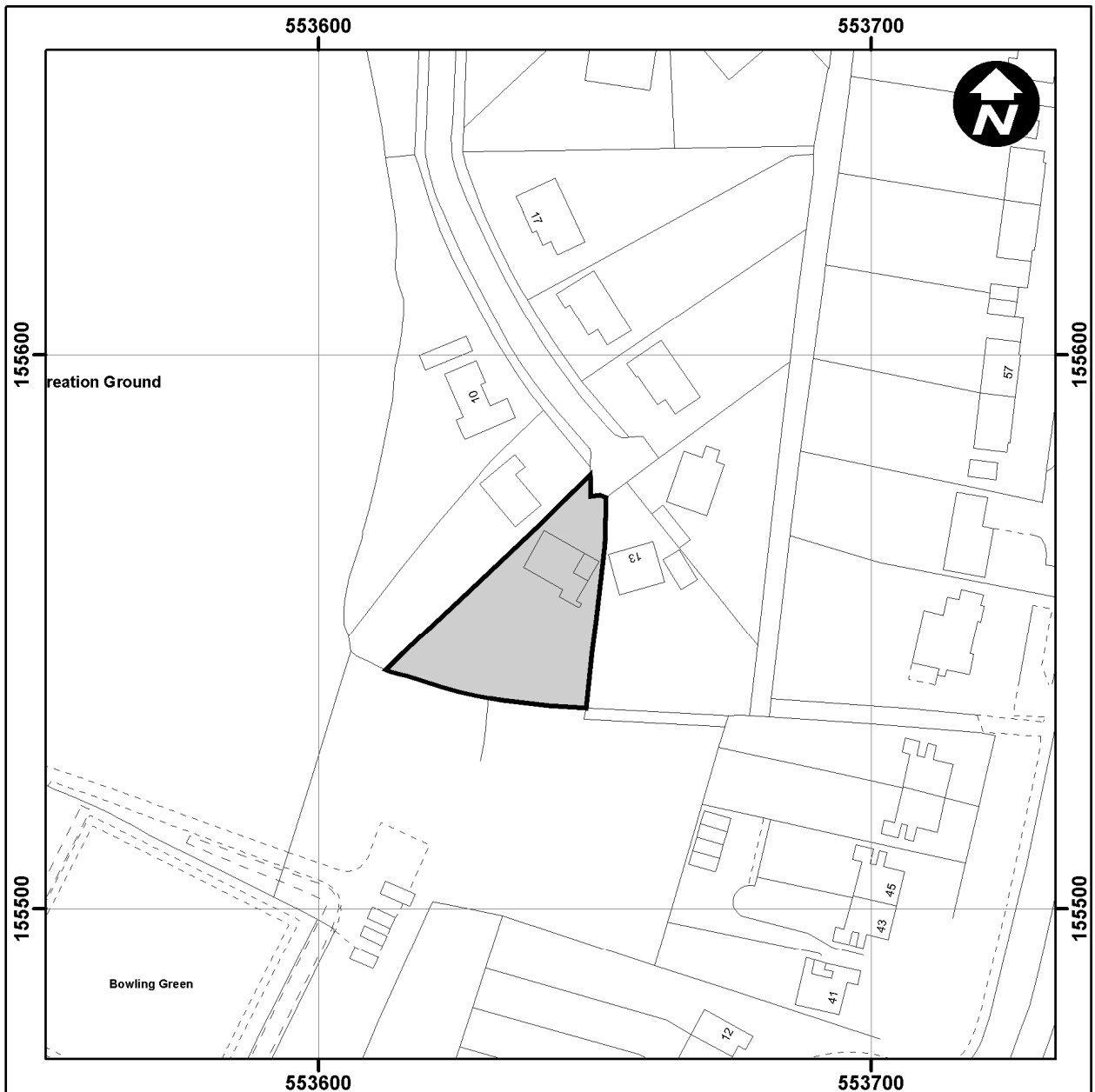
**Richard Morris**  
**Chief Planning Officer**

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NLSOIMBK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NLSOIMBK0L000>



# Site Plan

Scale 1:1,250

Date 27/05/2015



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Block Plan

