

4.4 – SE/15/01331/HOUSE Date expired 6 July 2015

PROPOSAL: The erection of a single storey side and single storey rear extension.

LOCATION: 5 Archer Way, Swanley BR8 7XR

WARD(S): Swanley White Oak

ITEM FOR DECISION

Councillor Halford has referred this item to Development Control Committee on the grounds that the proposal will result in the development overlooking neighbouring properties and therefore the application is an over intensification of the site.

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 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 plans: 1545/1A & 1545/2

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 Proposal

- 1 The erection of a single storey side extension which would be 2.4m to eaves level and 4.1m to the top of the roof, to infill the space at the north east corner of the dwelling, to the rear of a single storey element.
- 2 The erection of a single storey rear glazed extension to the existing conservatory to cover the width of the existing property.

Description of Site

- 3 The application site is a wedged shaped plot located in Archer Way which is in the parish of Swanley. Archer Way is a residential area comprising of a mix of property styles. The property is a detached dwelling house.
- 4 The dwelling has residential properties either side of it and to the rear of the property also. There is also a garage block to the rear of the garden. The neighbouring house to the east is separated by a public footpath which runs along the eastern boundary of the site.

Constraints

- 5 No constraints

Policies

ADMP:

- 6 Policies – *EN1 & EN2*

Sevenoaks Core Strategy:

- 7 Policies – *SP1*

Other:

- 8 SDC Residential Extensions SPD 2009
- 9 National Planning Policy Framework

Planning History

10 05/00494 FUL - Two storey side extension and single storey side extension, tiled roof over garage and porch. Revised plans received 29.04.05. Grant – 27.07.2005.

06/02205/FUL - Conservatory at rear. Grant – 19.10.2006.

TH/5/72/529 - Residential development. Appeal Allowed 17.06.1974.

Consultations

Parish / Town Council

11 Swanley Town Council have objected to this application on the grounds the proposals will result in the development overlooking neighbouring properties and therefore the application is an over intensification of the site

Other Consultees

12 None.

Representations

13 None Received.

Chief Planning Officer's Appraisal

Principal Issues

14 The main issues to consider in the determination of this application are:

- Impact on the Street Scene/Landscape
- Impact on the Residential Amenity

Impact on Street Scene/Landscape

15 Government advice in the form of the National Planning Policy Framework 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).

16 Policy SP1 of the Core Strategy and Policy EN1 of the ADMP indicates that "all new development should be designed to a high quality and respond to the distinctive local character of the area in which it is situated....." and that 'the form of the proposed development ... 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'.

17 Regard should also be had to the Councils Residential Extensions Supplementary Planning Document (SPD) guidance.

- 18 The proposals seek the erection of single storey side extension and a single storey rear extension. The proposed single storey side extension would be located on the east elevation of the dwelling. It would be built behind an existing side extension. The proposed single storey rear addition would simply just extend an existing conservatory replicating its height, depth and design. The application would retain the majority of the existing garden depth.
- 19 The front of the dwelling would be unaltered. Therefore the scheme has no impact on the existing street scene and the location of the proposal would not be seen from the public footpath. The size of both proposed extensions are small in scale and would look to compliment the existing dwelling. The extensions would be located behind the existing building and would not appear as unduly large or disproportionate additions when viewed from the street or neighbouring properties. Also the existing landscaping which includes large conifer trees to the east of the property would help screen the proposals from public view.
- 20 In terms of design and the impact on the existing dwelling the proposal for the new extensions would not be seen as unduly large, bulky or disproportionate additions. They have been designed to match existing single storey elements of the dwelling and in keeping.
- 21 The materials proposed would be brick and tiles to match the existing property and reflect those seen in the locality. In my view a condition should be placed on the permission to protect the character of the area, stating that materials used should best match the existing house as close as possible. This will ensure that the proposal does not look out of character in the area (see condition 2).
- 22 Overall both the side and rear single storey extensions are a small scale development, are of a design which is sympathetic and would not have a negative impact upon the character of the house. As a result the extension would not adversely impact upon the quality, character or visual amenity of the locality and would not be harmful to the appearance of the street scene of Archer Way.
- 23 The extent of development is not excessive given the size of the plot, which will still maintain a rear garden of 16.3m in depth. The proposal is not an over intensive form of development and complies with policies EN1 of the ADMP and the Residential Extensions SPD.

Impact on Residential Amenity

- 24 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.
- 25 Policy EN2 of the ADMP seeks to safeguard the amenities of existing and future occupants of nearby properties, including from excessive noise, activity or vehicle movements.
- 26 The neighbours most affected by the proposal would be 3 Archer Way & 140 Swanley Lane. 7-13 Archer Way would also be affected by the proposal.
- 27 Nos 7-13 Archer Way are located to the east of the dwelling. The properties are separated by a footpath and large trees which screen the set of dwellings from

the properties. There are no side windows and the rear windows look onto the boundary fences. The proposal will cause no harm to these properties.

- 28 The impact of the single storey side extension on 3 Archer Way would be minimal as the rear would be set away from their boundary and would not be readily visible, and the distance between the properties would limit any harm. The proposal would also be shielded by the existing single storey rear extension (conservatory). This would mean that both the side extension and the infill for the conservatory would be hidden from view.
- 29 The impact on 140 Swanley Lane would be minimal as the distance between the properties would be such that any visual impact would be limited by the distance between the dwellings. The properties are both screened by existing landscaped that will be kept. As such the existing views are limited and any change to this will be minimal impact to both the privacy and amenity.
- 30 Because of the modest height and scale of the proposals, there would be no loss of light to neighbouring properties.
- 31 For the reasons stated above a refusal on the loss of light, privacy and visual amenity would not be justified. For these reasons the proposed side and rear single storey extension would not harm the amenity of the existing neighbours to justify the refusal of the planning permission.
- 32 Therefore, for the reasons set out above the proposal is not considered to adversely impact upon amenities in accordance with the NPPF and policy EN2 of the Sevenoaks District Local Plan.

Conclusion

- 33 The development would preserve the character and appearance of the area and would respect the context of the site and would have minimal impact on the street scene.
- 34 The proposal would not adversely impact on neighbour's amenity.
- 35 The rear extension and infill to the conservatory would be allowed under Permitted Development. The proposed side extension would not be allowed under Permitted Development due to the height of the roof, if the applicant decided to lower the roof to 4 metres or install a flat roof that did not exceed this height the proposal would meet the above criteria.

Background Papers

Site and Block Plan

Contact Officer(s): Scott Fisher Extension: 7405

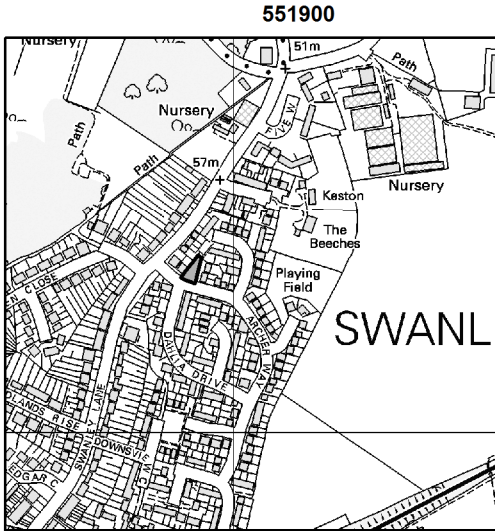
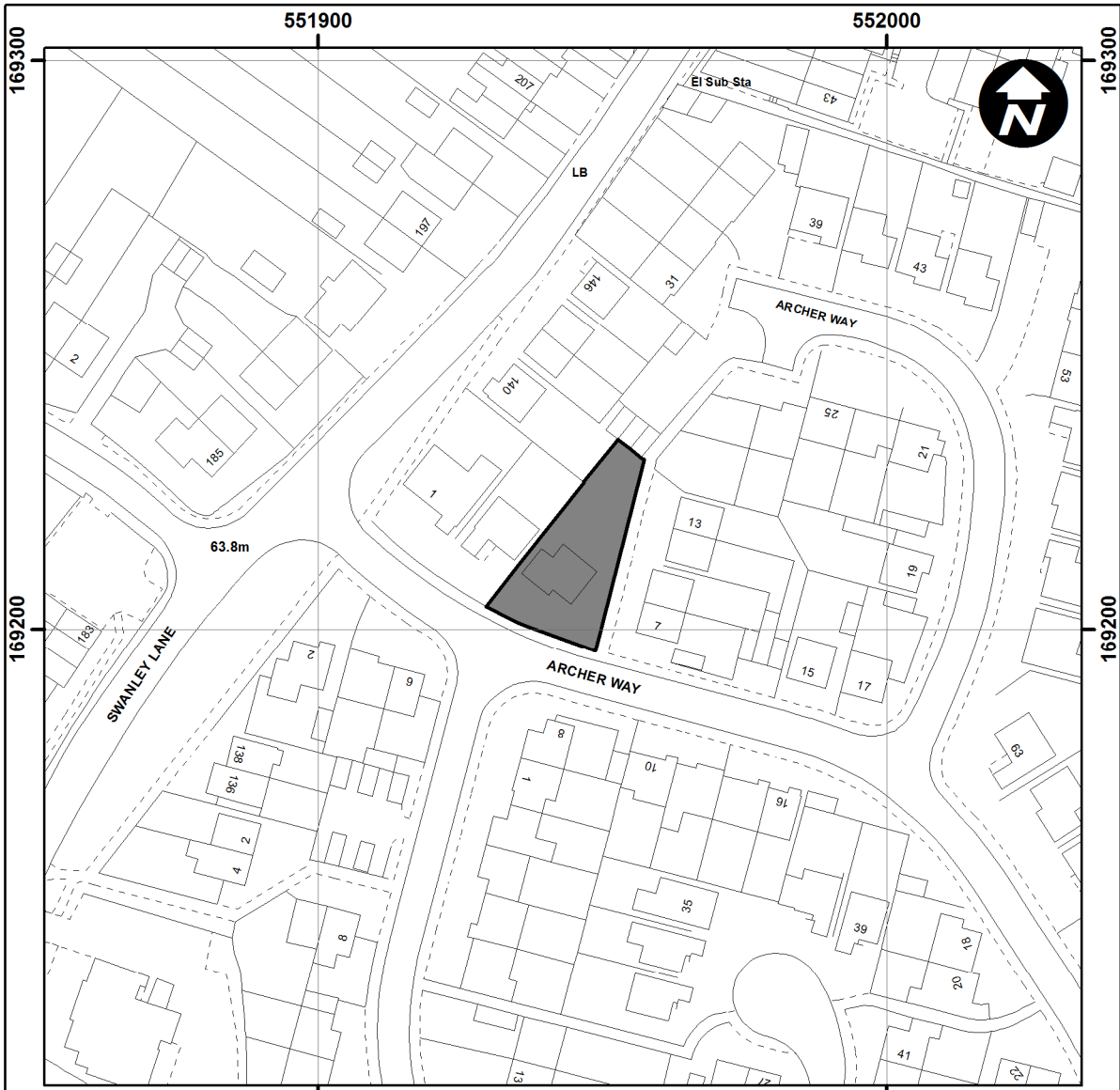
Richard Morris
Chief Planning Officer


Link to application details

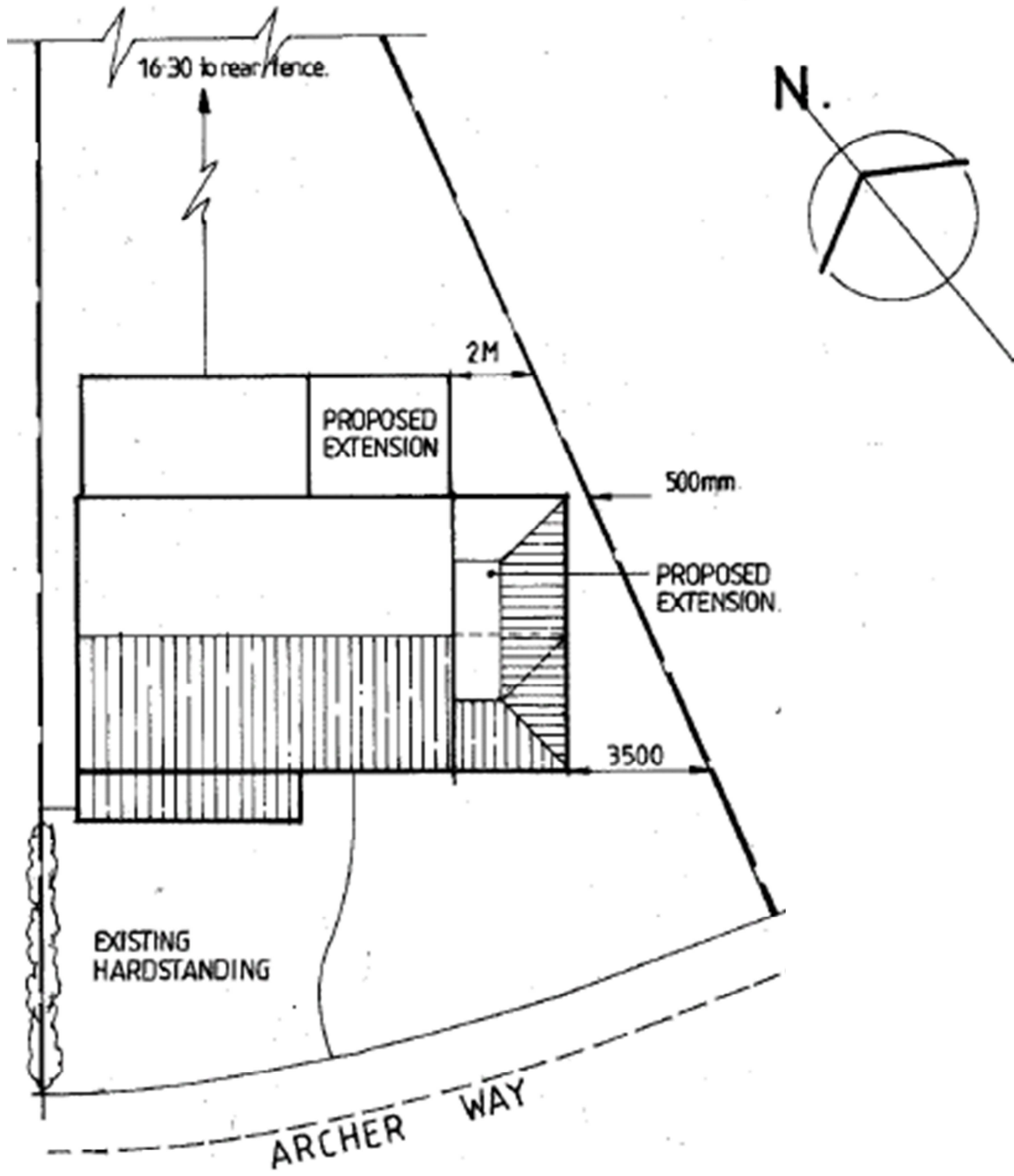
<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NNOHWZBKJJG00>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NNOHWZBKJJG00>



<h1>Site Plan</h1>	
Scale	1:1,250
Date	15/06/2015
	
<h2>Sevenoaks</h2>	
DISTRICT COUNCIL	
<small>© Crown copyright and database rights 2014 Ordnance Survey 100019428.</small>	



BLOCK PLAN