

4.3 – SE/15/00236/HOUSE Date expired 1 July 2015

PROPOSAL: Proposed extension & internal alterations and alterations to fenestration.

LOCATION: 55 Bradbourne Road, Sevenoaks TN13 3PZ

WARD(S): Sevenoaks Town & St Johns

ITEM FOR DECISION

The application has been referred to Development Control Committee by Councillor Clack for the following reasons: The design of the scheme is acceptable, with the rear extension not visible from the street scene, other examples of glazing in the area, high quality design, unobtrusive on property, not overbearing or detrimental visually, difference in pitch non-material, examples of non-matching eaves in the locality.

RECOMMENDATION: That planning permission be REFUSED for the following reasons:-

The proposed two rear gable end projections create a harmful addition to this building of interest through the introduction of a higher eaves level, a different pitch to the host property, and an excessive level of glazing used which is out of character with the character and appearance of the host property. This would not provide for a form of development which would be acceptable in terms of the character and appearance of the host property. As such the proposal is contrary to the NPPF, policy SP1 of the Sevenoaks Core Strategy, EN1 of the Sevenoaks Allocations and Development Management Plan, the Sevenoaks Residential Character Area Assessment SPD, and the Residential Extensions SPD.

Informatives

1) In order for clarity it has been noted that the existing front (north-east) elevation titled 'Elevation Bradbourne Road - North - Existing' SO/01/02 does not measure correctly. With the proposed front (north-east) elevation measuring to scale, it has still been possible to undertake a full assessment.

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 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) Working in line with the NPPF, the application was refused as the proposal failed to improve the economic, social or environmental conditions of the area.

Description of Proposal

- 1 Proposed extension & internal alterations and alterations to fenestration'

It is proposed to erect a two storey side (north-west) extension which also projects past the rear (south-west) elevation and wraps around the rear elevation. These rear elements create two gabled end features on the rear elevation. It is also proposed to erect two dormers on the front elevation and one dormer on the rear elevation. Fenestration changes are proposed to the front elevation. The garden wall separating the parking area and rear garden is to be slightly re-positioned.

Description of Site

- 2 The application site comprises a two storey semi-detached property located on the south-western side of Bradbourne Road, Sevenoaks. The site is situated within the ward of Sevenoaks Town and St. Johns. The property is an attractive Victorian building, which has been identified as a building of interest in the Sevenoaks Residential Character Area Assessment. The building includes a high quality detailing and a bell tower.

Constraints

- 3 None

Policies

Sevenoaks District Core Strategy

- 4 Policies – LO1, SP1

Sevenoaks District Allocations and Development Management Plan (ADMP)

- 5 Policies – SC1, EN1, EN2, T2

Other

- 6 The National Planning Policy Framework (NPPF)

- 7 Residential Extensions Supplementary Planning Document (SPD)
- 8 Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD)

Planning History

- 9 97/00323/HIST - First floor extension – Granted.

Consultations

Town/Parish Council

- 10 Sevenoaks Town Council recommended approval.

This consultation response was received outside of the formal consultation period.

KCC Highways

- 11 ‘Thank you for your request for consultation comments. However, it appears that this application was sent to us in error, as so far as I can see there is no change to the access from the public highway or any other highway safety issue. The application therefore falls outside the consultation protocol. Nevertheless if you are aware of any highway safety issue please could you let me know and provide further details.’

Representations

- 12 One neighbour letter has been received objecting to the planning application. The reasons for concern are:

Overlooking of 53 Bradbourne Road from upper rooms with large windows
– request obscure glazing.

Chief Planning Officer’s Appraisal

Principle issues

Impact on character and appearance of the area

- 13 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.
- 14 The Sevenoaks Residential Character Area Assessment Supplementary Planning Document outlines that this property is a townscape feature of this area of

Sevenoaks. The SPD outlines that 'The bell tower and the former Bradbourne Estate buildings form an historic townscape feature set close to Bradbourne Road.' The SPD outlines that in this section of Sevenoaks positive features include houses set on a regular building line, simple roof lines, repeated designs, designs varied by bays, gables and materials, harmonious range of limited materials, vertical sash windows, and traditional detailing. The application site is also outlined as a positive feature. Negative features include some replacement windows, doors and roof slates, high boundary fencing, and loss of gardens to parking. The design guidance outlines that regular building lines should be respected, materials should be respected and traditional windows and doors and detailing should be retained or reinstated. The design guidance outlines that the character of the bell tower on the former Bradbourne Estate buildings should be retained.

- 15 It is proposed to erect a two storey side (north-west) extension. 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 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 the extension and the boundary should be retained in order to allow a continuation of the pattern of gaps when viewed from the street. The proposed side extension would match the ridge height of the host property, would be in line with the front elevation at ground floor and set back 0.4 of a metre at first floor. A gap of well over 1 metre would be retained with the boundary to the north-west. Whilst not being set down at ridge height or significantly back from the front elevation it is considered that the proposed side extension would not dominate the host property, with the design complimenting the host property.
- 16 On the front (north-east) elevation this extension would match in character and appearance the host property, with the use of matching materials and with the roof line falling in line with the existing higher eaves height of the existing north-west side extension in place. It is considered that the design on this element would have been improved through bringing the eaves of the proposed and existing extensions down to fall in line with the eaves height of the original building. However, it is considered that from the front (north-east) elevation, the proposed side extension would not harm the character and appearance of the host property or street scene. From the side (north-west) elevation which is readily visible from the street scene this element of the proposed extension matches in materials and detailing the host property, particularly with the use of traditional window detailing.
- 17 In addition to projecting off the side elevation, the proposed extension would also project past the original rear (south-west) elevation and wrap around the rear of the existing property. This creates two gable end features on the rear (south-western) elevation. The Residential Extension SPD outlines that a two storey extension should have a pitched roof to match the existing dwelling. The roofs of these elements would have a steeper pitch than the existing property, with the ridge set below the ridge of the host property. The eaves of these elements would be higher than the eaves of the host property. It is considered that the introduction of two large rear gable end projections with eaves set higher than the host property and a different pitch to the host property would be detrimental to the character and appearance of the host property. In addition, whilst the north-western most gable end uses traditional detailing to match the host property, the

south-eastern most gable end would be entirely glazed on the south-western and south-eastern elevations, which would be at odds with the main building. The use of higher eaves height, a different pitch and the use of a high level of glazing creates a dominant addition to the property which is out of character with this characteristic dwelling. The use of contrasting and unbalanced eaves heights is also readily visible on the north-western elevation which is highly visible from the street scene.

- 18 Two half-dormers are proposed on the front (north-east) elevation and one half-dormer is proposed on the rear (south-west) elevation. The Residential Extensions SPD outlines that a dormer should be proportionate in scale to the roof plane, be set in line with existing doors and windows in the original house, set below the highest part of the roof and set back a minimum of 20 centimetres from the eaves and sides to maintain the visual appearance of the roof line. The proposed half-dormers would not be set in line with existing windows in the property and would break the eaves of the property. However, they are set well down from the ridge line and are relatively small scale and of a good design. It is considered that these elements would not dominate the roof of the application dwelling.
- 19 A number of fenestration changes are proposed to the front elevation, with windows being enlarged and additional windows inserted at ground floor. The altered windows use matching detailing to the host property and would be acceptable.
- 20 The submitted plans indicate that the garden wall separating the parking area and rear garden is to be slightly re-positioned. The height of the relocated wall would be the same as the existing wall. It is considered that this alteration would be acceptable.
- 21 A comparison of the proposed and existing front elevations provided by the applicant indicated that the garden wall located between the application site and Bradbourne Road is to be raised in height. From checking the submitted plans it is considered that the existing front elevation provided has not been drawn correctly. The applicant has been contacted and has confirmed that no works are proposed to this wall. In order to overcome any concerns with the raising in height of this wall, a condition could be attached requiring further information on this element or ensuring the wall matches in height that existing.
- 22 The Sevenoaks Residential Character Area Assessment Supplementary Planning Document outlines that this property is a townscape feature of this area of Sevenoaks which is a positive feature and the character should be retained. Whilst it is considered that the proposal would not harm the character and appearance of the wider street scene, the proposal would still harm the character and appearance of this building of interest, with the proposed rear extensions being a harmful addition to the character and appearance of this building.
- 23 When considering the proposal as a whole it is considered that whilst the appearance of the property would not be harmed from the street scene as a result of these works, the proposed alterations to the rear elevation are harmful to the character and appearance of this building of interest. The two rear gable projections introduce higher eaves heights than the host property, and this combined with the non-matching roof pitch and high level of glazing results in an addition which is harmful to the character and appearance of the host property and would not be an acceptable addition.

Impact on neighbouring 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. 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.
- 25 It is considered that the new windows on the front (north-east), rear (south-west) and side (north-west) would not result in unacceptable overlooking. On the south-eastern side elevation the two storey glazed rear projection would present a large level of glazing looking towards the neighbouring property 53 Bradbourne Road. It is considered that the first floor windows in this element should be conditioned to be obscure glazed and non-opening below 1.7 metres from floor level in order to overcome any potential privacy issues.
- 26 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 alterations pass the 45 degree test on plan and elevation form.
- 27 The development would not result in an unacceptable loss of privacy or daylight. As such it is considered that there will not be an objectionable harm to neighbouring amenity.

Other issues

Error with plans

- 28 For clarity it has been noted whilst assessing the application that the existing north elevation plan does not measure correctly. With the proposed north elevation plan measuring correctly a full assessment of the application has still been possible.

Off-street vehicle parking provision

- 29 The proposal would not result in an increase in the number of bedrooms at this property. In any case there is ample parking available on site.

Access issues

- 30 There will be no change to access.

Conclusion

- 31 I consider that the proposed development would not harm neighbouring amenity, but would harm the character and appearance of the property. Consequently the proposal is not in accordance with the development plan and therefore the Officer's recommendation is to refuse.

Background Papers

Site and Block Plans.

Contact Officer(s): Hannah Weston Extension: 7387

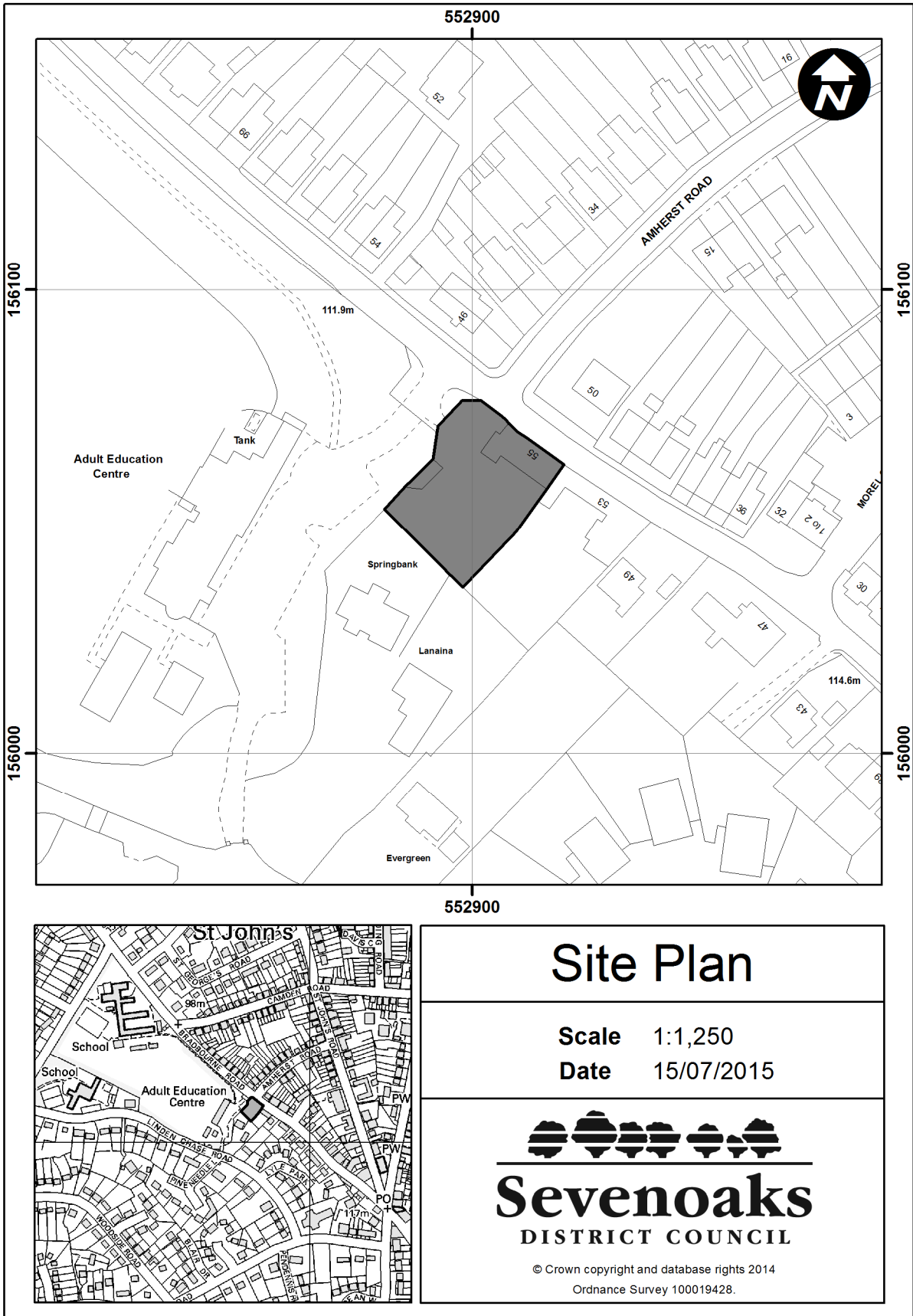
Richard Morris
Chief Planning Officer

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NISEYJBK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NISEYJBK0L000>



Site Plan

Scale 1:1,250
Date 15/07/2015



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Ordnance Survey 100019428.

BLOCK PLAN

