

4.4- SE/15/01200/HOUSE Date expired 25 June 2015

PROPOSAL: Raising of the roof to accommodate full height first floor. Erection of a part one/part two storey front, side and rear extension. Proposed parking to the front of the property.

LOCATION: Karapara, London Road, Swanley BR8 7AQ

WARD(S): Swanley St Mary's

ITEM FOR DECISION

This application is being referred to Development Control Committee by Councillors Dyball and Hogg as they are concerned that this scheme is out of character of the area and overdevelopment of the site and would cause congestion.

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) No development shall be carried out on the land until details of the materials to be used in the construction of the external surfaces of the extensions hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

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 area shown on the approved plan as car parking space shall be provided and shall be kept available for such use at all times, and no permanent development shall be carried out in such a position as to preclude vehicular access to these parking spaces.

In the interests of highway safety.

4) No development shall take place until full details of both hard and soft landscaping have been submitted to and approved by the Local Planning Authority. These details shall cover as appropriate: Proposed finished levels or contours; Hard surfacing materials; Planting plans; Written specification (including cultivation and other operations associated with plant and grass establishment); Schedules of plants, noting species, planting sizes and proposed numbers/densities, and Implementation timetables.

Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and locality in accordance with Policy EN1 of the Local Plan.

5) The development hereby permitted shall be carried out in accordance with the following approved plans: Dwg nos. BEX/15012/P 1 of 2 and BEX/15012/P 2 of 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) Was updated on the progress of the planning application.
- 2) Did not require any further assistance as the application was acceptable as submitted.

Description of Proposal

- 1 It is proposed to raise the roof of an existing bungalow to create a new first floor level. This part of the scheme will introduce a new eaves height of approximately 5.5m and introduced a dual pitched roof with a ridge height of approximately 8.8m. Further works will be to increase the footprint of the dwelling by the introduction of a single storey lean to extension to the front of the property and extend its length by approximately 1m. This side projection will be two storeys in height and will extend from the original rear wall of the property by approximately 4.8m. As a result the existing single storey rear projections will be demolished. To the rear, a new single storey lean-to projection will be created from the new rearmost two storey extension which will be inset by approximately 2.9m. The development will create a four bedroomed property and provide approximately 89.7m² of additional habitable floorspace.

Description of Site

- 2 The application site is located on the south west side of London Road and currently comprises a detached bungalow (Karapara), with off street parking and with a modest rear garden.
- 3 The site adjoins the boundaries with several residential properties located on London Road, Lesley Close and in Oliver Road. To the south east the site adjoins the boundary with an existing commercial garage which fronts London Road. Beyond the rear of the site are two semi- detached, two storey dwellings that have recently been completed and occupied, permitted under planning references: APP/G2245/A/13/2192195 & SE/13/02450/REM. These dwellings are sited upon higher ground levels than Karapara and are approximately sited between 6 to 12m away from the curved rear boundary of the site.
- 4 Access to the application site and the two properties to the rear, is from an existing access from London Road. An access track runs parallel to the south eastern boundary of the site.
- 5 The surrounding residential environment is predominately characterised by two storey dwellings which vary in terms of their age and overall design.
- 6 The site is located within the built confines of Swanley, in an area where there are no site specific or environmental/landscape constraints.

Constraints

- 7 Built confines of Swanley

Policies

Core Strategy

- 8 Policy – SP1.

Allocations and Development Management Plan

- 9 Policies - EN1, EN2 and T2

Other

- 10 SDC Residential Extensions SPD
- 11 National Planning Policy Framework
- 12 National Planning Practice Guidance

Relevant Planning History

- 13 13/02450/REM - Reserved matters (appearance and landscaping) pursuant to conditions 2, of SE/12/02629/OUT allowed on appeal under reference APP/G2245/A/13/2192195/NWF, 'Outline application for residential development of two additional houses at land at Karapara with primary access off London Road with some other matters reserved' – GRANTED

12/02629/OUT - Outline application for residential development of two additional houses at land at Karapara with primary access off London Road with some other matters reserved – REFUSED – APPEAL ALLOWED

12/00696/OUT - Outline application for the demolition of one single storey dwelling and construction of three, 2 storey, 4 bedroomed houses with associated access drive and car parking with all matters reserved - WITHDRAWN

Consultations

Swanley Parish Council

- 14 'Objection.... on the grounds of overdevelopment of the site causing loss of amenities to the immediate neighbours, the proposal being a back land development, as well as having an adverse impact on the street scene and the potential highway issues with cars having access from to London Road.'

Representations

- 15 No third party representations received.

Chief Planning Officer's Appraisal

- 16 The main considerations of this application are:
- Design and impact on the character and appearance of the surrounding area;
 - Residential amenity;
 - Highways;
 - Other

Design and impact on the character and appearance of the surrounding area:

- 17 Paragraph 56 of 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'. 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.
- 18 Policy EN1 of the ADMP states that the form of 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.
- 19 A number of properties within the immediate locality have already been extended/alterd including the application property. However, none of these existing extensions/alterations are significantly damaging to the character and appearance of the original buildings to which they relate. On the whole, existing extensions and alterations are generally relatively modest in scale with simple yet

traditional layouts and outlines which reflect the scale and form of the original dwellings.

- 20 The scheme wishes to extend the existing dwelling by raising its roof to accommodate a first floor level and erect a part one/part two front, side and rear extensions. By doing so would increase the footprint of the dwelling by approx. 1m forwards of its forward-most wall and extend approx. 1m to the rear of the rearmost wall of the dwelling. A new pitched roof will be created and its roof ridge height would be approx. 2.5m higher than the existing roof of the bungalow.
- 21 The existing dwelling is sited between two storey buildings either side of it. As such the proposed height of the development would assimilate itself within the existing roofscape and would not appear prominent or out-of-character. It is acknowledged that the overall appearance of the completed development would change, however the mix of architectural styles and types of building within the surrounding area, the proposed development would not appear out of context.
- 22 With regard to the proposed two storey side extension, although, it would extend the entire width of the existing dwelling, the extension would maintain 1 metre from the boundary of the site and consequently, the proposal would not create a terracing effect or harm the established irregular pattern of gaps between building plots when viewed along London Road.
- 23 The scheme does propose off-street parking to its frontage with additional landscaping. No details of the landscaping have been submitted but this can be secured by the imposition of an appropriate condition. In terms of the visual impact of the parking area to its front, this would be acceptable as parking areas to the frontages of dwellings along this part of London Road are common features.
- 24 Overall, it is considered that the development is acceptable in terms of its appearance. Traditional pitched roofs incorporating gables are a common theme of design and notwithstanding the alteration to the form of the roof, the overall scale of the resultant dwelling proposed remains consistent and in proportion with neighbouring buildings and the general scale and of development in the area. Furthermore, the introduction of an enlarged single storey wrap around extension at ground floor assists with the articulation of the building by breaking up its built form. The property will retain a reasonable amount of garden space and its footprint will not be too dissimilar to that of surrounding buildings. Consequently, there are no concerns relating to density or site coverage and no overdevelopment of the site.
- 25 In viewing the proposal in the context of its setting, the proposal would have a minimal impact on it. This proposal would conform to policy EN1 of the ADMP and policy SP1 of the Core Strategy.

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.

- 27 Policy EN2 of the ADMP requires that any development should not have an adverse impact on the amenities of neighbours and also ensures a satisfactory environment for future occupants.
- 28 In terms of loss of light/ overshadowing, due to the orientation of the development it is not considered that the new extensions and the raising of the roof height would cause harm to the amenities of adjacent occupier, namely Linscott, as the other occupier is a commercial premises. It is noted that there are two first floor flank obscured windows to the northeast elevation of Linscott. These two windows appear to serve non-habitable rooms, being a staircase and bathroom. A loss of light and overshadowing assessment using the 45° assessment as outlined in the residential extensions SPD, has been undertaken and it appears that these flank windows of Linscott would not be unduly affected by the development proposed. In any event these windows serve non-habitable rooms.
- 29 The two dwellings to the rear would be unaffected in terms of overshadowing and loss of light due to the separation distance involved.
- 30 With regard to loss of privacy, as previously mentioned, the two dwellings to the rear are sited upon a higher level than the existing bungalow. With these dwellings they have one ground floor window that serves a kitchen and the two first floor windows serve bedrooms. Consideration has been given to the extended height of the development as the rear facing windows would overlook into the frontages of these properties. The window to window distances between these properties would be in excess of 20m which is considered to be sufficient and due to the changes in the levels, any view from the rear first floor windows of Karapara to the rear two dwellings would be oblique so there would be some inter-visibility caused. As such it's not considered that the proposal would cause undue loss of privacy to neighbouring properties.
- 31 For all of the reasons above, it is concluded that this proposal would not have a materially harmful effect on the living conditions of the occupiers of adjoining dwellings. It would not, therefore, conflict with Policy EN2 of the ADMP.

Highways:

- 32 Policy T2 relates to vehicle parking and requires provision in accordance with advice from Appendix 2 of the ADMP.
- 33 Firstly there are no alterations to the existing vehicular access. The frontage of Karapara provides off-street parking for two vehicles which accords to the level provision required for a property of this size, in accordance of appendix 2 of the ADMP. However this level of provision could be reduced as the site is in very close proximity to the town centre with good public transportation link.
- 34 In terms of access to the site, the property would use the existing lawful access that also serves the properties to the rear. There maybe be a slight increase in vehicular movements from the site, but it is not considered to be significant to justify a reason for refusal.
- 35 With the amount of off-street parking proposed, it is considered that this development would comply with Policy T2 of the ADMP.

Other matters:

- 36 The proposed scheme would not be liable for Community Infrastructure Levy (CIL), as it is less than 100m².

Conclusion

- 37 In conclusion, the proposed development would have no adverse impact on the amenities of adjacent properties and considered to be acceptable, as it would have no adverse impact on the character and appearance of the area.
- 38 On considering the above, it is recommended that this application should be approved as it conforms to the relevant Development Plan policies and there are no other overriding material considerations to suggest otherwise.

Recommendation: Grant planning permission subject to conditions

Contact Officer(s): Sean Mitchell Extension: 7349

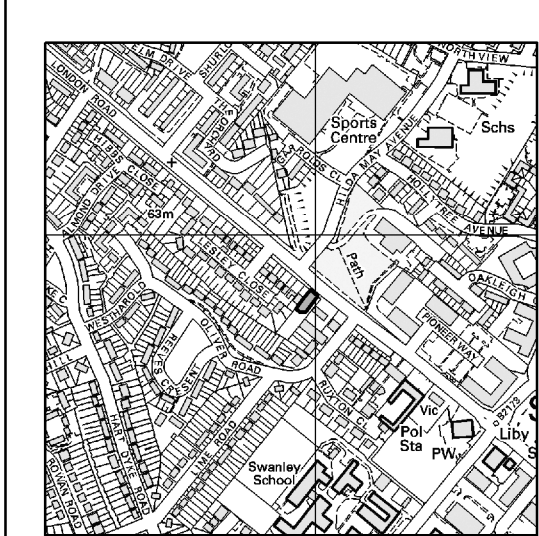
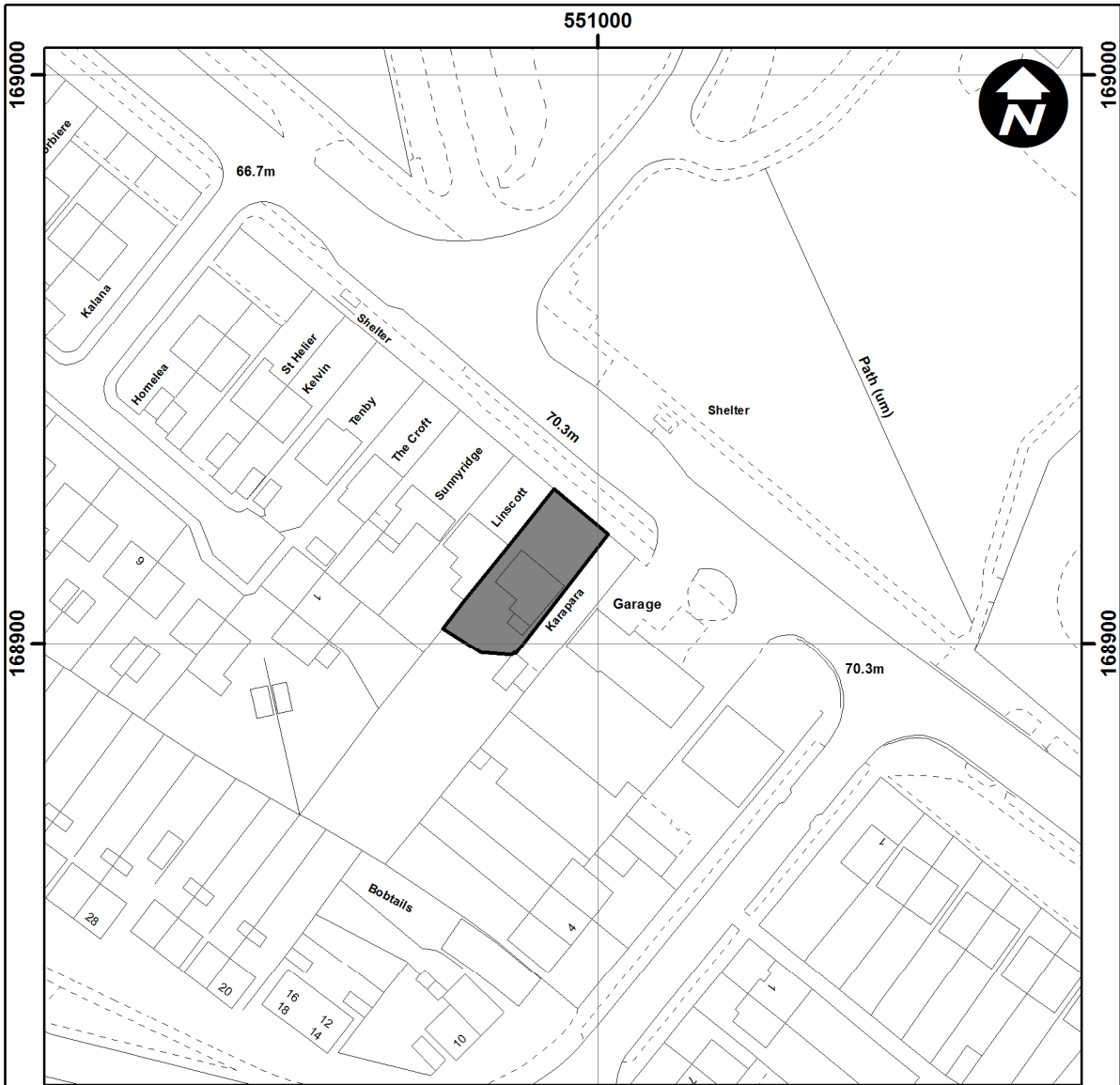
Richard Morris
Chief Planning Officer


Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NN7TX8BKJFS00>

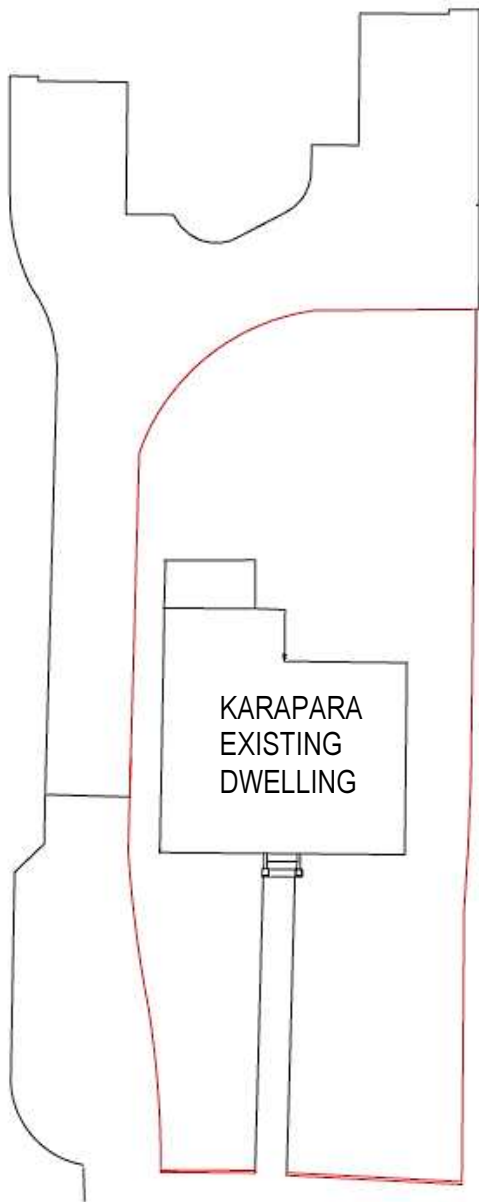
Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NN7TX8BKJFS00>

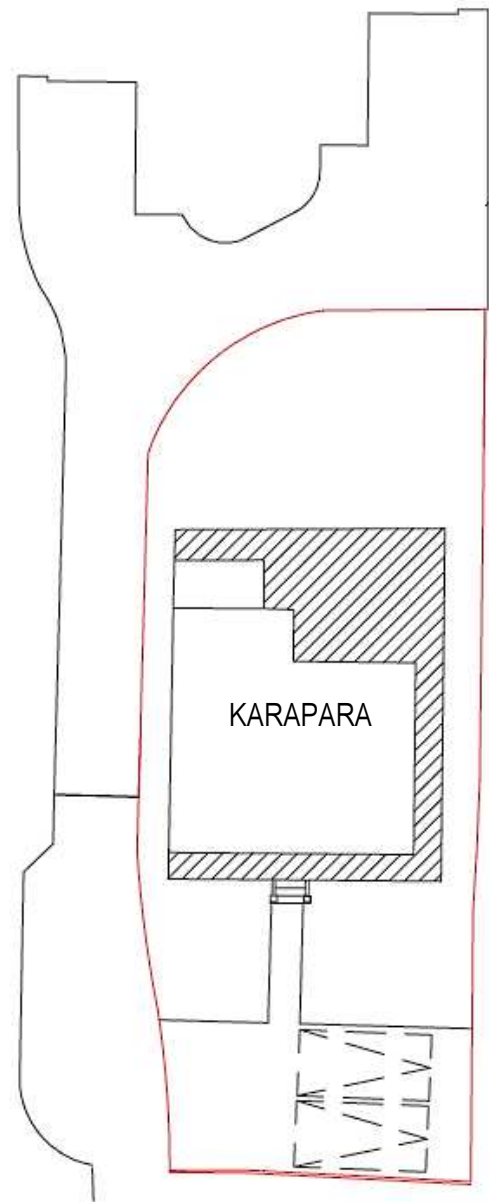


<h1>Site Plan</h1>	
Scale	1:1,250
Date	15/07/2015
	
<h2>Sevenoaks</h2> <p>DISTRICT COUNCIL</p>	
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Block Plan



EXISTING SITE PLAN



PROPOSED SITE PLAN