

4.6 – SE/15/01998/HOUSE Date expired 31 August 2015

PROPOSAL: Demolition of existing garage and existing single storey side and rear extension. Erection of a single storey side and rear extension. Installation of rooflights and alterations to fenestration.

LOCATION: Charhurst, Chart Lane, Brasted TN16 1LU

WARD(S): Brasted, Chevening and Sundridge

ITEM FOR DECISION

This application has been referred to Development Control Committee as the applicant is related to an officer in employment with this Council

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) Prior to the commencement of the development hereby approved the detached garage as shown for removal on the approved plan no. 5278-PD-01 Rev. A shall be demolished and all materials arising therefrom shall be removed from the site.

In the interests of visual amenities of the surrounding area and to prevent inappropriate development in the Green Belt in accordance with Policy EN1 and GB3 of the Sevenoaks Allocations and Development Management Plan.

4) Before any equipment, machinery or materials are brought on to the land for the purposes of the development, the approved development shall be carried out in such a manner as to avoid damage to the existing trees, including their root systems, and other planting to be retained by observing the following:

(a) All trees to be preserved shall be marked on site and protected during any operation on site by temporary fencing in accordance with BS 5837:2012 or otherwise to the satisfaction of the Local Planning Authority. The means of tree protection shall be maintained until all equipment, machinery and surplus materials have been removed from the land;

(b) No fires shall be lit within the spread of branches of the trees and other vegetation;

(c) No materials or equipment shall be stored within the spread of the branches of the trees and other vegetation;

(d) No roots over 50mm diameter shall be cut, and no buildings, roads or other

engineering operations shall be constructed or carried out within the spread of the branches of the trees and other vegetation;

(e) Ground levels within the spread of the branches of the trees and other vegetation shall not be raised or lowered in relation to the existing ground level, except as may be otherwise agreed in writing by the Local Planning Authority.

Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect 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: 5278-PD-01 Rev. A, 5278-PD-03 Rev. B.

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.

Description of Proposal

- 1 This proposal seeks to demolish the existing single storey garage located adjacent to the front of the existing dwelling and to erect a single storey side and rear extension, together with installation of rooflights and alterations to the fenestration to the side and rear of the dwelling.

Description of Site

- 2 The application relates to a two storey detached residential dwelling located on the western side of Chart Lane. The character is characterised by linear residential development predominately to the western side. The architectural style within this part of the lane is varied and the dwellings are set back from the roadside with most having off street parking areas to their frontages together with mature landscaped frontages that screen the buildings from the road.
- 3 This site is occupied by a two storey detached residential dwelling with a detached double garage to its frontage. The dwelling itself is of a regency architectural style that is symmetrical in its appearance with evenly proportioned sash windows and slate hipped roof. The property has been subjected to a few alterations to the rear of the property. The dwelling is set within a modest sized plot that is enclosed by various boundary treatments ranging from timber panel fencing to mature shrubs.
- 4 The site is within the Metropolitan Green Belt.

Constraints

- 5 Metropolitan Green Belt
- 6 Area of Outstanding Natural Beauty
- 7 Area of Archaeological Potential

Policies

Sevenoaks Core Strategy

- 8 Policies – LO8, SP1

Allocations and Development Management Plan:

- 9 Policies - EN1, EN2, EN5 GB1, T2

Other

- 10 National Planning Policy Framework (NPPF)
- 11 National Planning Practice Guidance (NPPG)
- 12 SDC Development in the Green Belt SPD

Planning History

- 13 SW/5/59/77 – Erection of a Garage - APPROVED
SW/5/73/691 – Construction of a garage and screen wall – APPROVED
79/00914 – Single and two storey extensions to rear and side of dwelling - APPROVED
89/00914 - Two storey rear extension and single storey side extension - APPROVED

Consultations

Brasted Parish Council

14 Supports the application

SDC Tree Officer

15 Recommend a tree protection condition

Representations:

16 None received

Chief Planning Officer Appraisal

Principal Issues

17 The main considerations of this application are:

- Impact on the Green Belt
- Impact on character and appearance of the area
- Impact upon existing residential amenity
- Highways

Impact upon the Green Belt

Whether the proposal is inappropriate development or not?

- 18 National planning policy guidance relating to the Green Belt is set out in paragraph 80 of the NPPF. The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The document states that there is a general presumption against inappropriate development, where the openness of the countryside/landscape would be adversely affected. As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 19 The NPPF states that certain other forms of development are not inappropriate development provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. The NPPF does allow for extensions to dwelling providing they are not disproportionate additions to the size of the original building as stated in paragraph 89.
- 20 In addition to the policy advice in the NPPF, the advice and guidance from relevant policies in the ADMP, namely Policy GB1 and current Development in the Green Belt SPD should also be considered in respect of this proposal.
- 21 Policy GB1 of the ADMP will permit limited extensions to residential dwellings within the Green Belt subject to certain criteria.

- 22 Having carried out an extensive search of the planning history, based on the evidence the present building has had various extensions to it. Therefore regards to the size of the 'original' dwelling, the following calculations have been derived:-

Original floor space of dwelling – 194.1m²

50% allowance – 97.05m²

Existing outbuilding within 5m – 36m²

Existing extensions – 41.9m²

Present Total floor area – 272.7m²

Present Cumulative % increase of dwelling –40.5%

	Floor Area	Total	Percentage
All extensions + original floor area above ground	76.2m²	270.3m²	39.2% (-1.3)

- 23 From the above calculations taking into account of the demolition of the existing detached garage within 5m of the dwelling, it is apparent that this proposal would be within the 50% allowance, permitted under policy GB1 of the ADMP.
- 24 The development proposed would result in some reduction in openness; however this would be limited and no greater impact than the existing extension. The new single storey extension be read against the form of the host building and would not appear excessive in terms of its scale or bulk.
- 25 Notwithstanding the above, as the proposed extension would be located within the curtilage of the dwelling. It would not encroach no further into the landscape than the existing hedgerows and fencing in and around the boundaries of the site and other domestic paraphernalia associated with the dwelling. Therefore in this instance, the openness, character and appearance of the Green Belt would be maintained. The impact of the proposal would be wholly be confined to the within the application site, and therefore the development would cause limited harm to the openness of the wider green belt. As such the development would be considered as being appropriate development within the Green Belt and accords with Policy GB1 of the ADMP.

Impact on character and appearance of the area and AONB

- 26 Policy EN1 of the ADMP requires that development respects and takes opportunities to enhance the character and distinctiveness of the locality. 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 so that the distinctive character of villages is not damaged.

- 27 In terms of Policy L08 of the Core Strategy requires that development to respect the countryside by having no detrimental impact to the quality of the landscape character.
- 28 The application site is located in a highly sensitive area within the AONB. Paragraph 11 of the NPPF states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty. It states that the primary purpose of these designations is to conserve and enhance the natural beauty of the landscape. In addition Policy L08 of the Core Strategy and Policy EN5 requires that development to respect the countryside by having no detrimental impact to the quality of the landscape character.
- 29 As previously mentioned, the character of the area is varied with a mixture of detached and semi detached properties some with a variety of different extensions. This addition relates well with the existing house. Although it covers the part of the width of the house, its depth is modest and the roof is designed to match the existing. It is not considered that the extension would not appear out of scale with its host. The extension is single storey in height and would not appear visually dominant when compared with the surrounding properties and the existing plot. As such the size and overall proportion of this extension is not so significant to detract from the existing character or appearance of the dwelling.
- 30 In terms of the changes to the fenestration to the ground floor north, south, west and first floor west facing elevations, the changes in the fenestration are considered to be appropriate, and in proportion with the existing giving more of a consistent appearance to the dwelling overall.
- 31 The impact on the character and amenity of the surrounding area would be minimal, as the additions will be setback from its frontage and set to the side and rear of the dwelling. Due to the existing front boundary treatment and only a glimpse of the extension would be visible from the street as the present detached garage would be removed which opens up the frontage of the site. By doing so enhances the character and appearance of the street as it would remove this prominent feature, giving a greater sense of openness to the front of the property which would be de-void of a built form. As such, upon considering that the extension is compatible with the existing dwelling and is only visible in part, no objection is raised in terms of its impact upon the character and amenity/setting of the surrounding area.
- 32 In viewing the proposal in the context of AONB, by reason of the modest scale and nature of the proposed development it would be read only in close quarters and in the context of the existing building and surrounding similarly sized buildings, all forming part of this linear pattern of development in this part of Chart Lane. The development proposed would have no harmful impact on this part of the AONB and would to some extent enhance that character and appearance of it, consistent with policy EN5 of the ADMP and policy L08 of the Core Strategy.

Impact upon existing residential amenity

- 33 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 ADMP requires that any

proposed development should not have an adverse impact on the amenities of neighbours and also ensures a satisfactory environment for future occupants.

- 34 Taking into consideration the orientation of the dwelling/development, and to the extent of the distance between the site and the nearest residential property and the enlargement of an existing first floor window serving a bedroom in the south side facing elevation would be partial obscured by the new single storey roof, it is considered that, no loss of residential amenity would occur to surrounding occupiers, namely Mulberry House.
- 35 For this reason, it is concluded that this proposal would not have a materially harmful effect on the living conditions of the occupiers of surrounding dwellings, in accordance with policy EN2 of the ADMP. As such no objection can be raised in this instance in amenity terms.
- 36 For the reasons above, it is concluded that this proposal would not have a materially harmful effect on the living conditions of the surrounding occupiers of dwellings and would not conflict with policy EN2 of the ADMP.

Highways

- 37 The proposal seeks to utilise the existing access into the site. The existing garage would be removed. The land that was once occupied by the garage would be restored and returned as forming part of the existing parking/turning to the front of the dwelling. As such the property will have sufficient off-street parking provision for its size and would accord to Policy T2 of the ADMP which expects two off-street parking spaces to be provided.
- 38 On considering the above, no objection can be raised as the development would comply with Policy T2 of the ADMP.

Community Infrastructure Levy

- 39 The proposed development, by reason of proposing a net increase of less than 100m² of internal floor area is not CIL liable.

Other Issues

- 40 It has been identified that the development is within an Area of Archaeological Potential. Notwithstanding that, as the ground has already been disturbed by existing development. It is considered that the development would have a limited impact upon it.
- 41 The Councils tree officer has recommended a tree protection condition in order to protect the existing trees in and around the site. It is important that these trees are protected as they form part of the existing boundary treatment and they do contribute to the character and appearance of the area. As such it is considered that the imposition of a condition of this nature would be reasonable and appropriate, in accordance with National Planning Policy Guidance.

Conclusion

- 42 In summary, the proposed development would not harm the character or appearance of the surrounding area and would be appropriate development within the Green Belt without compromising the quality of the local environment. The scheme would accord with national and local planning policies.
- 43 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.

Background Papers

Site and Block plans

Contact Officer(s): Sean Mitchell Extension: 7349

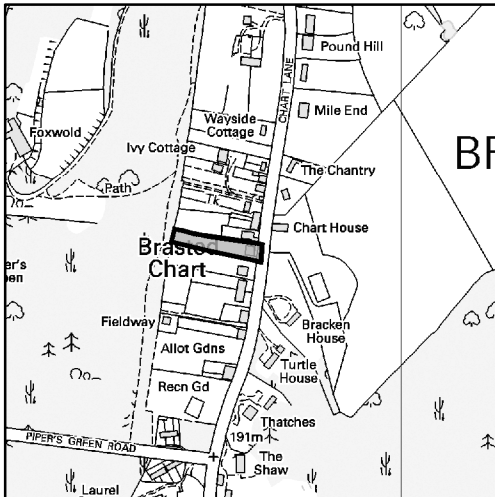
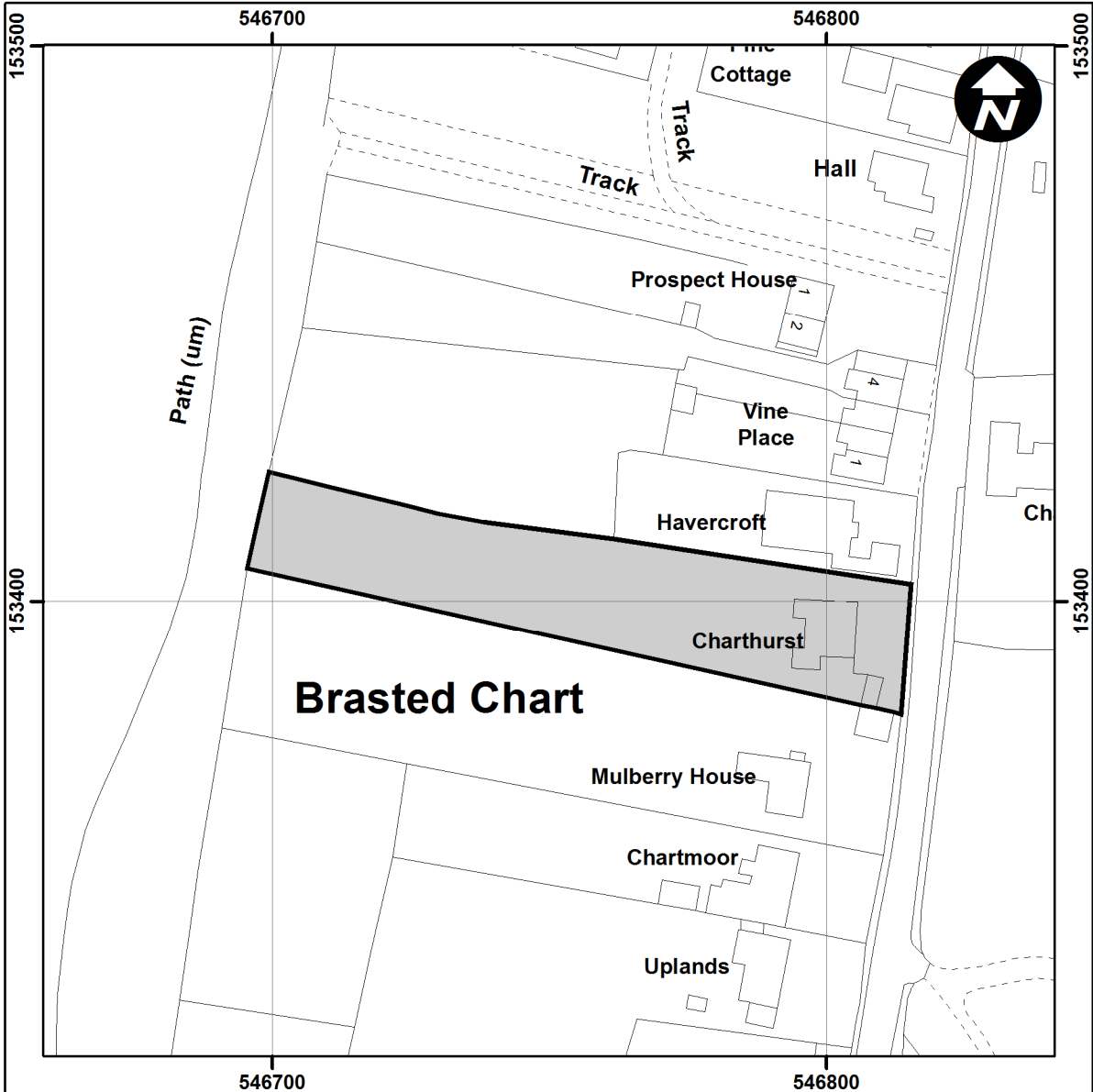
Richard Morris
Chief Planning Officer

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NQRLWPBKK4U00>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NQRLWPBKK4U00>



Site Plan

Scale 1:1,250

Date 09/09/2015



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Block Plans

