

4.2 - SE/16/00215/HOUSE Date expired 22 March 2016

PROPOSAL: Erection of a part double/part single rear extension and changes to front elevation and fenestration.

LOCATION: 1 Larkfield Road, Bessels Green TN13 2QH

WARD(S): Brasted, Chevening and Sundridge

#### ITEM FOR DECISION

The application has been referred to the Development Control Committee by Councillor London due to the proposal being overbearing, would result in an unacceptable loss of light to the adjoining property and result in overdevelopment 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 dwelling as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) The development hereby permitted shall be begun before the expiration of Proposed years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

4) No development shall be carried out on the land until full details of the soft landscaping works along the western boundary of the property to include retention of existing landscaping on this boundary or a replacement of a similar size have been submitted to and approved in writing by the Council. These details shall include:

- details of method of protection of existing landscaping
- planting plans (including existing planting, plants to be retained and new planting)
- written specifications (including cultivation and other operations associated with plant establishment)
- schedule of new plants (noting species, size of stock at time of planting and proposed number/densities were appropriate
- and a programme of implementation

To safeguard the visual appearance of the area as supported by policy EN1 of the

## Sevenoaks District Councils Allocations and Development Management Plan.

5) The soft landscaping works shall be carried out in accordance with the programme of implementation agreed in writing with the Council. The landscape works shall be carried out in accordance with the approved details.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Councils Allocations and Development Management Plan.

6) If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks District Councils Allocations and Development Management Plan.

### **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) The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

## **Description of Proposal**

- 1 Erection of a part double/part single rear extension and changes to front elevation and fenestration.
- 2 The two-storey rear extension would extend from the western side of the property with the single storey extension on the eastern side adjacent to the boundary with the adjoining property, 3 Larkfield Road. The rear extension would extend from the original dwelling by 4m and wrap around the existing two-storey extensions so that it extends 2.1m from the rear of the existing two-storey rear extension. The two-storey extension would rise to a height of 7.1m and the single storey extension would rise to a height of 3.3m with a sloping roof rising to a flat roof.
- 3 The two-storey extension would incorporate two half-hipped gables set 0.4m below the principal ridgeline of the dwelling with floor to ceiling glass doors at ground floor on its rear elevation. There would be a mix of windows of different sizes across the proposed first floor rear elevation and the single storey extension would incorporate a single window and three rooflights within the sloping roof.
- 4 On the front elevation, the front door would be replaced by a window and a new porch would be created relocated to a central location on the front elevation. On the side elevation two windows would be added at the ground floor level and one obscure glazed window at first floor. The materials would match the existing dwelling.

## **Description of Site**

- 5 1 Larkfield Road is semi-detached property with concrete roof tiles, pebbledash render and UPVC doors and windows.

## **Constraints**

- 6 Urban confines

## **Policies**

### *SDC Core Strategy*

- 7 Policy - SP1

### *SDC Allocations and Development Management Plan*

- 8 Policies - EN1, EN2

### *Other*

- 9 National Planning Policy Framework
- 10 National Planning Policy Guidance
- 11 Sevenoaks Residential Extensions Supplementary Planning Document

- 12 Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD)

### **Relevant Planning History**

- 13 02/00650/FUL Proposed two storey side extension. Grant.  
03/02875/CONVAR Removal of planning Condition 4 of approval SE/02/00650 to allow the use of the garage as habitable rooms. Grant.

### **Consultation**

#### *Chevening Parish Council*

- 14 'Object. The proposal is overbearing and is an unacceptable loss of light for the neighbour. It is a 52% increase on footprint of the existing building, which has already been extended.'

### **Representations**

- 15 None received.

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

#### *Impact upon the street scene*

- 16 Policy EN1 of the ADMP amongst other issues states that proposals which would create high quality design and meet the following criteria will be permitted:
- The form of the proposed development would respond to the scale, height, materials and site coverage of the area;
  - The layout of the proposed development would respect the topography and character of the site and the surrounding area and sensitively incorporate natural features such as trees, hedges and ponds within the site;
  - The proposal would not result in the loss of buildings, open spaces or green infrastructure that would have an unacceptable impact on the character of the area;
  - The proposal would ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking and refuse facilities;
  - The proposal would incorporate within the design opportunities for increasing biodiversity potential, where possible, and retaining and enhancing Green Infrastructure features including sustainable drainage systems. Proposals that affect a site's existing biodiversity and Green Infrastructure should be designed in a way that avoids or mitigates any potential harm;

- The design of new buildings and the layout of spaces, including footways, car and cycle parking areas, would be permeable and provide connectivity with neighbouring areas.
- 17 SDC's Residential Extensions SPD states that there should normally be a minimum gap of 1 metre between the side wall of a two-storey side extension and the adjoining property for the full height of the extension. This gap may need to be wider depending on the context.
  - 18 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.
  - 19 Sevenoaks Residential Extensions SPD states that the scale, proportion and height of an extension should respect the character of the existing building unless there is a strong justification for an alternative approach and should fit unobtrusively with the building and its setting. The form of an extension should be well proportioned and present a satisfactory composition with the house.
  - 20 Sevenoaks Residential Character Area Assessment SPD states that Larkfield Road comprises of houses set back on a regular building line and similar sized plots behind landscaped front gardens enclosed by picket or wire fences, hedges and wooden fences. The street incorporates a harmonious range of limited materials including red/brown brick, half timbering, white / pastel painted render and plain red / brown roof tiles and that the street retains original designs and 1930s details including hipped roofs, bay windows, chimneys, wooden brackets, porch canopies, diamond motifs and wooden casement windows.
  - 21 In respect to new development the Sevenoaks Residential Character Area Assessment SPD states that the regular building lines, harmonious palette of materials, and roof profiles should be respected and that the traditional detailing and tree and hedge boundaries which contribute to the character of the area should be retained.
  - 22 The proposal comprises of a two storey rear extensions incorporating two half-hipped gables set below the principal ridge height of the property and a single storey rear extension adjacent to the adjoining property with a tiled roof incorporating rooflights and changes to the rear fenestration.
  - 23 On the front elevation the porch, which would incorporate an appropriate design, would be relocated to a more central location with a window in place of the original porch. On the western, side elevation would be added two windows at ground floor and a single obscure glazed window at first floor on the western elevation.
  - 24 As viewed from the front elevation the proposal would centre the existing front door to be set below the central dormer resulting in a more balanced symmetry to this elevation of the property. The additional windows on the side elevation would be limited in size and would have a limited impact upon the design of the dwelling. The changes to the front elevation would

have a beneficial impact upon the street scene which would be compliant with policy EN1.

- 25 Larkfield Road extends along the western and southern boundaries of the property. The western boundary of the property comprises of a 2m close-boarded fence with vegetation rising above by an additional 1.0m with a mature Yew tree located to the rear of the property.
- 26 The proposed two-storey rear extension would be set below the ridge height of the existing house with a roof comprising of two half-hips which would reduce the bulk of the roof which would be viewed against the bulk of the existing dwelling. The proposal would be set back from the boundary of the property by 1.0m ensuring that it would not result in visual terracing within the street scene. As viewed directly to the western side of the house the extension would only result in an increase in the properties depth of 1.1m.
- 27 Whilst no. 1 is the only property on a corner plot within this part of the road, the impact of the proposed rear extension, would be further minimised due to the vegetation rising above the height of the fence. A condition could be imposed to ensure that the bulk of the vegetation along this boundary is retained
- 28 The western part of Larkfield Road's original character has changed as individual properties have been extended. This includes, a mix of two storey side, two storey rear and single storey extensions including extensions which are larger than that currently proposed, such as 18 and 20 Larkfield Road.
- 29 The development in the locality to date, has resulted in a reduction in the gaps between properties, which whilst having ensured that visual terracing has not occurred, has led to the street scene becoming more urban in character.
- 30 Nos. 1 and 3 Larkfield Road are set back on their plot compared to the other properties on the northern side of the street within this part of the road. The proposal would ensure that the property would retain a rear garden extending by 15m to the rear of the property which would provide an adequate separation between the extension and its boundary.
- 31 In consequence of the above the proposal would not be out of character with other development within the locality, nor would it appear as overdevelopment of the plot and would meet the requirements of policy EN1 of the ADMP.

#### *Impact upon local amenities*

- 32 Policy EN2 of the ADMP states 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 built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.

- 33 1 Larkfield Road is a semi-detached property with Larkfield Road extending along the western and southern boundaries of the property. The proposal would add three windows within the western elevation of the house one of which would be a first floor window, which would be obscure glazed and the two ground storey side windows would be set behind a 2 metre close boarded fence which would largely obscure views of the properties opposite which at a distance of approximately 16m would not be detrimentally impacted upon by the proposal.
- 34 The changes to the front elevation would relocate the existing front door replacing the original door with a window, which would not result in any additional overlooking of the properties opposite.
- 35 In consequence, the only property potentially impacted upon would be the adjoining dwelling no. 3 Larkfield Road which lies adjacent to the single storey rear extension.
- 36 Sevenoaks District Council's Residential Extensions Supplementary Planning Document, provides guidelines in respect to measuring the likely impact on neighbouring properties light through the 45 degree tests on the extensions plan and elevation. From reviewing the historical records for no. 3, Larkfield Road this property possesses two windows serving the kitchen which lies adjacent to the rear of no. 1 Larkfield Road. The smaller rear window would be impacted upon by the erection of a single storey side extension to the rear of no. 1 Larkfield Road in respect to a loss of light. The kitchen however, also incorporates a larger window to the east, which would not be detrimentally affected and accordingly the impact upon light, would not be so detrimental as to warrant a refusal. Due to the orientation of the windows the proposal would not result in any loss of sunlight to the windows at no. 3 Larkfield Road.
- 37 In respect to the impact to the outlook from these windows, the proposal would not adversely affect the outlook enjoyed from these neighbouring windows.
- 38 The changes to the fenestration on the rear elevation would set the windows further back from the rear of no. 3 reducing the impact upon the neighbour's private amenity area. The rear garden of no. 1 extends for a distance of 17m with the property behind being approximately 46m distant with a mature yew tree located between the two properties obscuring views from the property.
- 39 In consequence of the above, the proposal would not have a detrimental impact upon local amenities and would meet the requirements of policy EN2 of the ADMP.

#### *Parking*

- 40 The proposal would create a five bedroom property for which Appendix 2 of the ADMP require 2 independently accessible parking spaces which this property possesses.

### *Impact upon Trees*

- 41 A mature Yew tree is located to the rear of the properties rear garden however through being set at a distance of approximately 15m from the proposed extension it would not be impacted upon by the proposed development.

### *Community Infrastructure Levy*

- 42 With regard to Community Infrastructure Levy (CIL) liability, as set out in the CIL Regulations, this development is not creating floor area of more than 100m<sup>2</sup>. Accordingly, this residential development qualifies is not liable for CIL payment.

### **Conclusion**

- 43 The proposal would incorporate an appropriate design, which would not impact detrimentally upon local amenities or the adjacent mature yew tree.

### **Recommendation - Grant subject to Conditions**

### **Background Papers**

Site and Block plans

Contact Officer(s): Guy Martin Extension: 7351

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

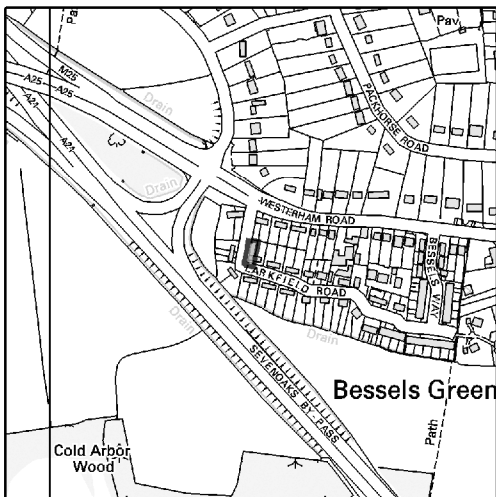
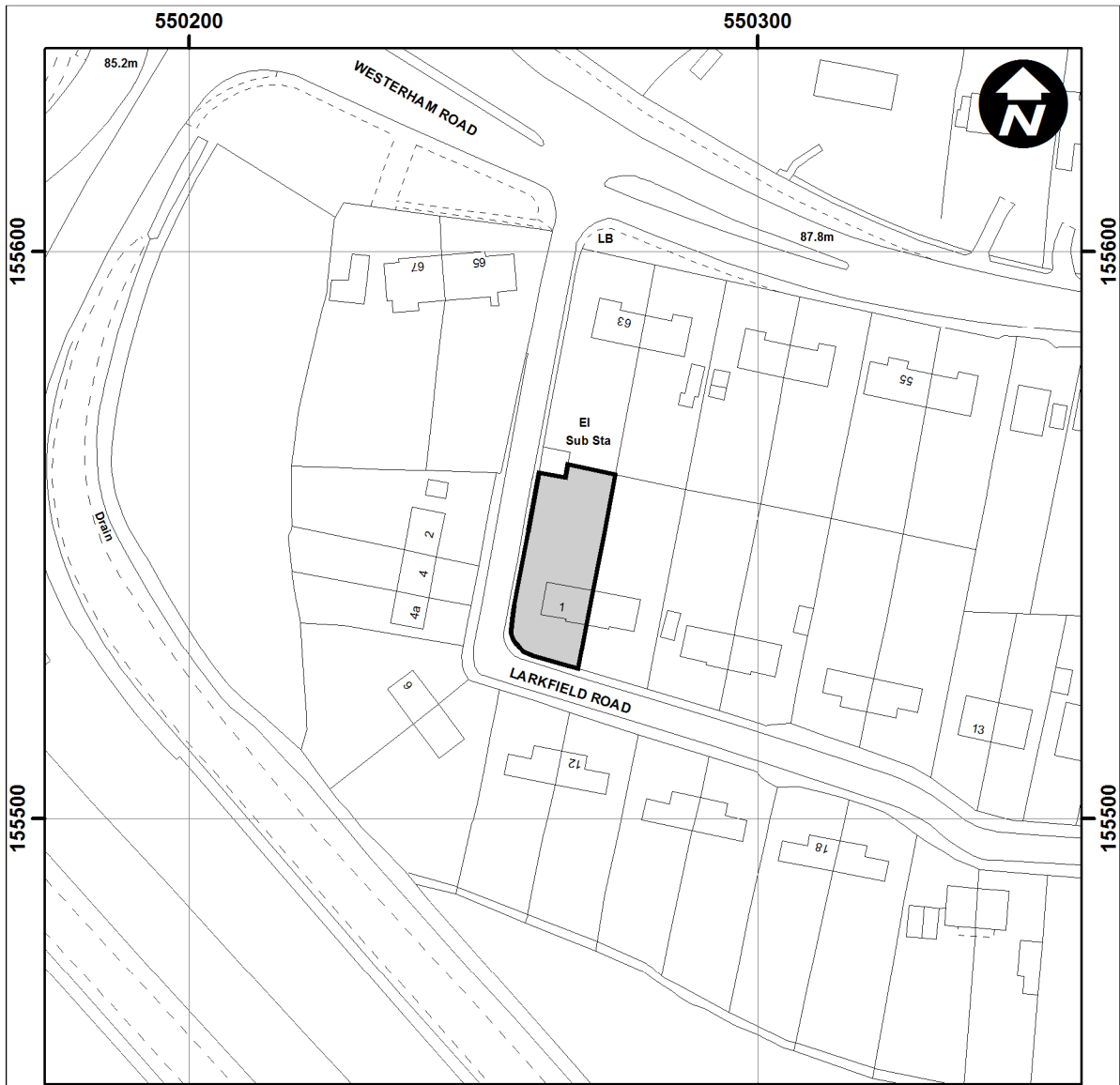
Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=01KKOFBKL3400>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=01KKOFBKL3400>





# Site Plan

Scale 1:1,250  
Date 13/04/2016



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Ordnance Survey 100019428.

Block Plan

