

4.3 - SE/16/03394/HOUSE Revised expiry date 27 February 2017

PROPOSAL: Side and rear extension and loft conversion.

LOCATION: 20 Sandilands, Sevenoaks TN13 2SP

WARD(S): Brasted, Chevening And Sundridge

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillor London due to the concerns about the proximity to neighbours and 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 3 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: EX-P-00, EXP-01, EX-P-02 (A), EX-E-01, EX-E-02, EX-E-03, P-P-01, P-P-02, P-P-03, P-E-01, P-E-02, P-E-03(A), P-S-01

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 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 proposed development is to include the erection of a side and rear extension and loft conversion. The proposal is also to include the installation of roof lights to the front, rear and the right side elevations. The proposed side and rear extension is to protrude 2.8 metres from the existing rear elevation and the proposed loft conversion will extend the roof from the current flat roof into a hipped roof to match the existing.

Description of Site

- 2 The proposed is a detached bungalow. There are neighbouring properties located on either side of the site, opposite and to the rear. The property is located within the parish of Chevening. The street scene is predominately made up of detached bungalows which differ in appearance. The bungalows in close proximity to the application site on the same side of the road are of a similar appearance.

Constraints

- 3 Area of Archaeological Potential

Policies

Allocations and Development Management (ADMP):

- 4 Policies - EN1, EN2

Core Strategy (CS):

- 5 Policies - SP1

Other

- 6 Sevenoaks Residential Extensions SPD
- 7 National Planning Policy (NPPF)
- 8 Sevenoaks Residential Character Areas Assessment

Planning History

- 9 There is no recent relevant planning history.

Consultations

Parish / Town Council

- 10 Chevening Parish Council: Objection: This application is for a side extension and loft conversion for 20 Sandilands. We “object” on the grounds that it is too near the boundary of no 19. Most of the houses around the applicant’s house are like hers, bungalows, so we are only dealing with single story building here. The extension looks completely OK in all respects except that it is very near the neighbour at no 19’s boundary. The extension is not quite parallel to the neighbour’s fence but it starts at about 600mm, 2ft, away and then narrows to 200mm, or 8 inches, at the other end of the extension. I have spoken to the neighbour at no 19 and he is concerned about this as well as the applicant possibly wanting access through his property to build the extension. It is not a planning problem but he says he will not give any access so if he sticks to that life will be difficult for the applicant anyway.

Representations

- 11 No responses were received.

Chief Planning Officer’s Appraisal

Principal Issues

- 12 The main issues for consideration are:
 - Impact on street scene
 - Impact on residential amenity

Presumption in favour of sustainable development:

- 13 Para 14 of the NPPF confirms that the NPPF has a presumption in favour of sustainable development, and that development that accords with the development plan should be approved unless material considerations indicate otherwise. (See paras 11, 12, 13 of NPPF.)
- 14 Para 14 of the NPPF (and footnote 9) also advises that where the development plan is absent, silent or relevant policies are out of date,

permission should be granted unless there are specific policies in the NPPF that indicate that development should be restricted. This applies to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

Appraisal

Impact on street scene

- 15 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).
- 16 Policies 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 Policy EN1 of the ADMP requires high quality design and lists a number of criteria against which proposed development will be considered, including requiring the layout of proposed development to respect the topography and character of the site and the surrounding area and requirement for landscaping and good levels of accessibility.
- 18 The site is located within Sandilands which is defined in the Sevenoaks Residential Character Areas Assessment, as made up of detached bungalows of a variety of different appearances developed within the 1960s within a cul-de-sac in the village of Chevening. The bungalows are modest in their character and are set back from the wide highway with driveways, garages and a front garden. The building line is also varied as not all the dwellings within the street sit in line with one another. The levels within the road differ from site to site and on the side of the road of No.20, the properties have a staggered, step affect in height. However, the neighbours located either side of the site are of a similar appearance and are positioned at a lower level than the properties on the opposite side of the road.
- 19 The proposed extension is to be positioned on the side and rear elevations of the existing dwelling and due to the modest size of the proposal in relation to the size of the existing building, it will not create a bulky or disproportionate addition to the property. The extension will integrate well with the existing form of the dwelling.
- 20 The Sevenoaks Residential Extensions SPD states that in regards to side extensions, there should really be a minimum of 1 metre between the extension and the boundary, for two storey extensions to retain a pattern of gaps in the street scene. This proposal is for a single storey side extension so the advice is not directly applicable. The existing dwelling is approximately 1 metre from both boundaries. The side extension at ground floor would be set back 2.3 metres from the front elevation and be at a

approximate distance of 0.6 metres from the neighbouring boundary, decreasing down to an approximate distance of 0.2 metres towards to the rear of the extension and extending 2.79 metres to the rear. The proposal includes pitched roofs over the side extension and a partial pitch and flat roof over the remaining part of the existing garage.

- 21 The proposed side and rear extension will be visible from the street scene. The property is positioned at a significant distance from the road at approximately 8 metres and at a lower level than the highway. The proposed extension will enclose the existing gap at ground floor level as the extension is to be closer to the boundary. This would be at ground floor only. This change will not harm the overall street scene as views will still be available between the property and its neighbours and over the pitched roof.
- 22 From reviewing the neighbouring properties within the street, the gap between the application site and the boundary of No.19 appears to be one of the largest. Between other properties, the gaps are generally smaller, especially between the properties opposite. No. 6 and No. 5 are joined by garages. There is no set gap pattern within the street.
- 23 The proposed red clay tiles and white render on red brick dwarf wall will match the existing materials. Therefore it will incorporate well with the current form of the site and the neighbour properties; which are of a similar design. The materials of the doors will be altered from white painted timber and white painted metal to white upvc, however visually this will be of a similar appearance.
- 24 The rear extension is under 3 metres deep and if it was not part of the other alterations, an extension of this depth and proximity to be boundary could be permitted development. However, in terms of the height, this would exceed 4 metres therefore planning permission would be required.
- 25 The loft conversion and roof extensions proposed over the ground floor extensions will integrate well with the existing dwelling as they follow the existing roof form and are stepped over each extension to minimise their bulk. The proposal also includes the addition of small rooflights which are discretely located.
- 26 Overall, the proposed extension would be sympathetic to the character of the area, the pattern of the gaps in the street scene and would be a modest proposal appropriate in scale and design to the existing property. The proposal would therefore comply with Policy EN1 of the ADMP.

Impact on Residential Amenity

- 27 Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development, while ensuring it would not result in excessive overlooking, visual intrusion, noise, vibration, odour, air pollution, vehicle movements, or a loss of privacy and light enjoyed by the occupiers of nearby properties.

- 28 The Residential Extensions SPD expands upon this and states that any extension should not cause a significant loss of light to neighbouring properties and to protect against overlooking, a sidewall facing a neighbour should not normally contain windows unless privacy can be retained.
- 29 These policies are consistent with Paragraph 17 of the NPPF, which states that planning should always seek to secure a good standard of amenity for all existing and future occupants.

Sandilands

- 30 19 Sandilands is situated to the north of the application site and is set on a slope from the road at a slightly lower level. It has a pitched hipped roof with a semi-circular shaped front dormer. There is also a garage attached to the left of the property close to the boundary with a flat roof. There is a boundary wall fencing and tall soft landscaping along the boundary between No.19 and the application site. There is also dense foliage along the boundary within the garden of No.19. As a result of this and due to the high boundary wall and tall soft landscaping, the proposed rear and side extension would receive little visibility. The proposed extension is close to the boundary between No. 20 and No.19; however the extension is modest and is to be at a single storey level.
- 31 From the site visit, it can be confirmed that there is a door with obscured glazing on the side elevation facing the boundary wall which is for the kitchen. There is also a set of double doors with obscured glazing on the rear elevation of the garage. Not only is the glass obscured glaze, the doors accommodate a kitchen and a garage which are both not classed as habitable rooms. As well as this, as the property is not visible from the application site, the proposed extension would not therefore harm the neighbouring amenity. Due to the screening between the properties, the extension would not cause a significant loss of sunlight or daylight to this neighbouring property, beyond that currently experienced. It is notable that no neighbour comments have been received advising of concerns about loss of light.

21 Sandilands

- 32 This property is located to the south of the application site and is of the same appearance and positioning as No.19. As the proposed extension is to be located on the right hand side of the property on the side of No.19, the proposal will not impact this properties outlook, privacy or light as the extension is not directly visible.
- 33 Additionally, other neighbouring properties to the rear and opposite the site are located at a significant distance from the proposal to harm their amenity with a distance of approximately 22.5 metres between the property on the application site and the dwelling opposite and a distance of approximately 38.5 metres between the proposed rear extension and the dwellings at the rear.
- 34 Therefore, the proposal complies with Policy EN2 of the ADMP.

Other Issues

- 35 An objection was not made directly from No. 19; however there was a comment from the Parish Council on behalf of the property. Concerns were made in terms of the proposed extension being too near to the boundary and that when building the extension, access may be needed through the neighbouring garden. In terms of access from building purposes, this is not a planning issue. This is a civil matter between the neighbours. Therefore, this can not be taken into consideration when making this decision. In terms of the concern that the proposed extension is close to the boundary, the plans indicate that the proposal will not protrude over the boundary line and due to the positioning and height of the screening.

CIL

- 36 This proposal is not CIL liable.

Access Issues

- 37 The proposal would not impact on the vehicular or pedestrian access to the site.

Conclusion

- 38 The proposed development would be sympathetic to the character of the property, area and the street scene. Due to the modest scale of the extensions proposed, the boundary screening and the relationship with the neighbouring dwelling, there will be no harm to the neighbours outlook, privacy or light. Therefore, the proposal complies with Policies EN1 and EN2 of the ADMP.

Background Papers

Site and Block Plan and other plans.

Contact Officer(s): Louise Cane Extension: 7390

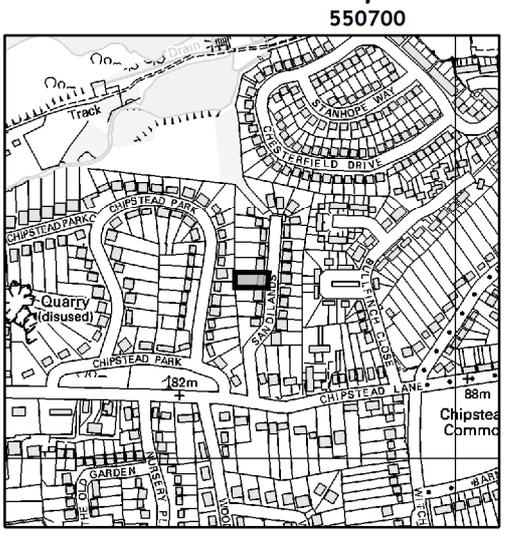
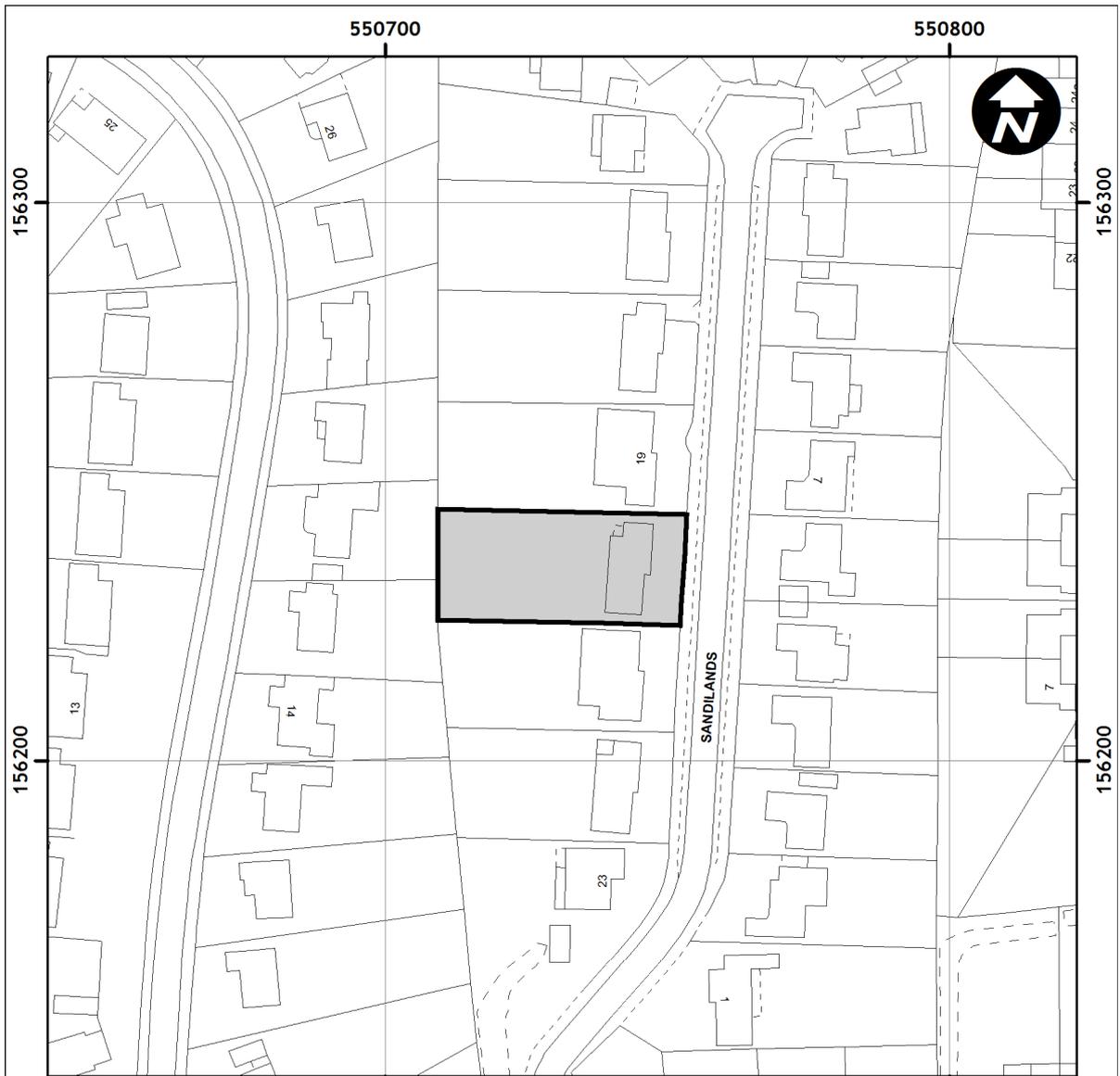
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OG4NBQBKL1C00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OG4NBQBKL1C00>



Site Plan

Scale 1:1,250
Date 08/02/2017

Sevenoaks
DISTRICT COUNCIL

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Ordnance Survey 100019428.

Block Plan

