

4.4 SE/17/00347/HOUSE Date expired 3 April 2017

PROPOSAL: Detached garage with store over (within roof space)

LOCATION: 34 Hillfield Road, Dunton Green, Kent TN13 2UH

WARD(S): Dunton Green & Riverhead

ITEM FOR DECISION

The application has been referred to the Development Control Committee as the applicant is related to an officer of the 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 use of the building shall be incidental to the enjoyment of the dwelling and shall not be used for any commercial or other purposes.

To prevent overdevelopment of the land as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) 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 garage 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..

4) The development hereby permitted shall be carried out in accordance with the following approved plans: COB/16/800/01

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 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 Proposed construction of a detached garage with store room over (within roof space).

Description of site

- 2 34 Hillfield is a semi-detached property located within the urban confines of Sevenoaks. 34 Hillfield Road is located in an estate comprising of predominantly semi-detached properties of a utilitarian design.

Constraints

- 3 Area of Archaeological Potential

Policies

ADMP:

- 4 Policies - EN1, EN2, T2.

Sevenoaks Core Strategy:

- 5 Policies - SP1.

Other:

- 6 National Planning Policy Framework.
- 7 Sevenoaks Residential Extensions SPD
- 8 Sevenoaks Residential Character Areas Assessment

Planning history

- 9 SE/14/00082/HOUSE - Demolition of existing outbuilding and the erection of a two storey side extension, a single storey front porch and installation of window to side elevation and formation of off street parking hard-standing and removal of hedge to be replaced with chestnut fencing. - Granted 1/04/2014.

Consultations

Dunton Green Parish Council:

- 10 No comments.

Representations

- 11 None.

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 there is 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 the urban confines of Sevenoaks and is within the Lusted Road Area defined in the Sevenoaks Residential Character Areas Assessment. The area contains late 1940s semi detached two storey houses of a uniform design and set on a regular building line. The properties have brick front elevations and steeply pitched gabled brown tiled roofs with chimneys on the ridge. A number of the properties have recently constructed side and rear extensions and outbuildings within their rear garden areas.
- 19 The Sevenoaks Residential Extensions SPD states that in regards to garages and other outbuildings these should not impact detrimentally on the space of surrounding buildings. They must be limited in scale and clearly ancillary to the property and their scale should not exceed what might reasonably be expected for the function of the building.
- 20 The proposed detached garage is to be positioned in the existing rear garden area of 34 Hillfield Road towards the eastern boundary of the application site. Vehicle access to the garage would be from Lusted Road and would use the existing dropped kerb access. The detached garage building would be set back 2 metres from Lusted Road and 0.6 metres away from the eastern boundary with 95 London Road. The building would have a pitched roof to a maximum height of 5.7 metres, a length of 6.85 metres, and a width of 4.2 metres. The garage would be located some 9.6 metres away from the existing rear flank wall of 34 Hillfield Road and 13.4 metres away from the rear flank wall of 95 London Road.
- 21 Due to the modest size of the proposal in relation to the size of the existing buildings and its proposed location, it will not create a bulky or disproportionate addition to the property. The detached garage will integrate well with the existing form of the dwelling utilising facing brick and plain concrete tiles in keeping with the existing houses.
- 22 The proposal would accordingly have a minimal impact upon the street scene and would incorporate an appropriate design.

Impact on residential amenity

- 23 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.

- 24 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.
- 25 To the rear of 34 situated towards the east of the application site lies 95 London Road, with its rear flank elevation located 13.4 metres away from the flank wall of the proposed garage. Immediately adjacent to the garage within the rear garden of number 95 and within the rear garden of number 97 are existing detached outbuildings and sheds. Due to the location of the existing outbuildings and sheds and the existing boundary screening between the properties, the detached garage building would not cause a significant loss of sunlight or daylight to the neighbouring properties, beyond that currently experienced. It is notable that no neighbour comments have been received advising of concerns about loss of light or outlook.
- 26 A further measure of harm is to assess whether the proposal would result in additional overlooking. In this instance, no windows are proposed to any of the elevations of the building and the upstairs store area will be provided with one rooflight only which is located on the front elevation. Whilst the proposal would include an external staircase to the left flank elevation of the proposed garage this provides stair access only for the storage area within the roof space of the garage and it is not intended for use as an external amenity area.
- 27 Given the above, the proposal complies with EN2 of the ADMP.

CIL

- 28 This proposal is not CIL liable as it does not exceed 100 square metres of floorspace created.

Access issues

- 29 The proposal uses the existing dropped kerb access to the site. As such, the proposal would not impact on the vehicular or pedestrian access to the site.

Conclusion

- 30 The proposed development would be sympathetic to the character of the property, area and the street scene. Due to the modest scale of the detached garage proposed, the boundary screening and the relationship with the neighbouring dwellings, 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

Contact Officer(s):

Mr Mark Mirams Extension: 7451

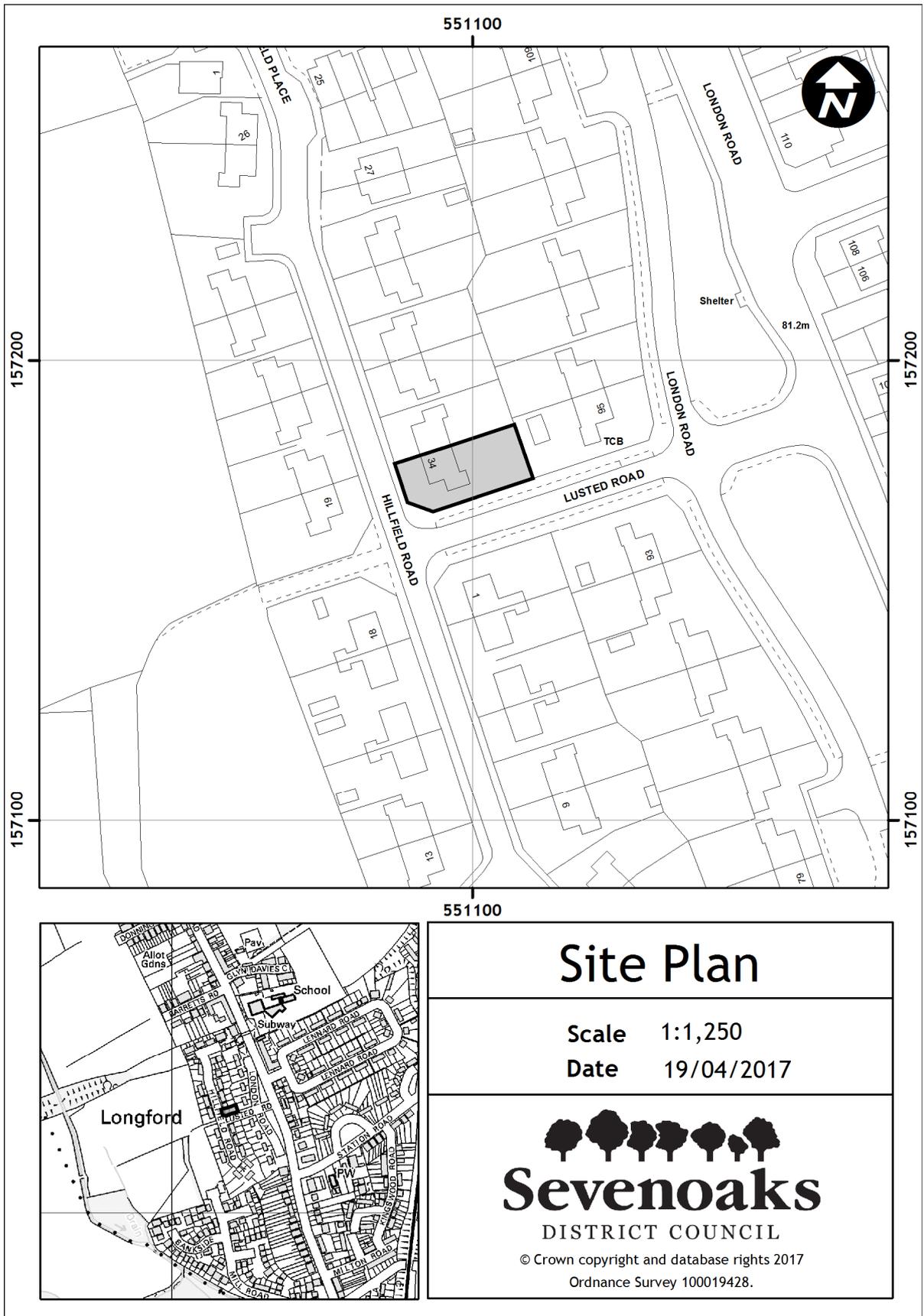
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OKYEZJBK0L000>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OKYEZJBK0L000>



Site Plan

Scale 1:1,250

Date 19/04/2017



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Ordnance Survey 100019428.

BLOCK PLAN

