

4.1 SE/17/01790/HOUSE Revised expiry date 11 September 2017

Proposal: Demolition of existing store. To erect a two storey side extension, single storey rear extension, alterations to fenestration.

Location: 1 Jessemere, Shoreham Lane, Halstead, Kent TN14 7DD

Ward(s): Halstead, Knockholt & Badgers Mount

ITEM FOR DECISION

Councillor Grint has referred the application to Development Control Committee on the grounds that the extensions maybe disproportionately large, harmful to the character of the property and the need to consider whether the proposal is compliant with Policy EN1 of the ADMP.

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 development shall be those indicated on the approved plan Application Form.

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 carried out in accordance with the following approved plans: Proposed Block Plan, 07, 09, 10, 11 and 12 date stamped 2 June 2017 and 08 date stamped 12 June 2017.

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 The application proposes the replacement of the existing single storey extension with a two storey side extension and a single storey rear extension.
- 2 The two storey side extension would have a width of 4.4 metres and depth of 7.7 metres. The eaves would match the existing at 5.5 metres in height, with a hipped ridge at a height of 8.75 metres. A small domed roof light would also be proposed in the rear roof of the side extension.
- 3 The single storey rear extension would have a width of 6.8 metres, depth of 5.55 metres and a flat roof ridge of 3.9 metres. A roof lantern is also proposed, to a height of 4.7 metres.
- 4 The materials for the extensions will match the existing facing brickwork, roof tiles and tile hanging. The doors would be powder coated aluminium, and proposed rear windows white heritage style upvc.

Description of site

- 5 The application site comprises a two storey semi-detached dwelling, situated on the northern side of Shoreham Lane, within the village confines of Halstead.
- 6 The dwelling has a hipped roof with a two storey front gable bay window and attached side extension. There is also a small rear outhouse with chimney. The property matches the style of the adjoining dwelling, yet is different in style and massing to the other properties within the streetscene.

Constraints

7 The site lies in the urban confines of Halstead.

Policies

ADMP:

8 Policies -EN1 - Design Principles, EN2 - Amenity Protection, T2 - Vehicle Parking.

Sevenoaks Core Strategy:

9 Policies - SP1 - Design of New Development and Conservation

Other:

10 Sevenoaks Residential Extensions Supplementary Planning Document (SPD)

11 NPPF

Planning history

12 None.

Consultations

Halstead Parish Council

13 Objection - Policy EN1 Design Principles, states that two storey side extensions should be designed in a style which harmonises with the immediate neighbouring prosperities. The height, volume and overall appearance of any new building or property must be in proportion to what is already there. Sevenoaks District Council stated in the local plan that the rural character must be safeguarded.

Representations

14 No other representations have been received.

Chief Planning Officer's appraisal

Principal issues

Design and Impact on Street Scene

15 Policy SP1 of the Core Strategy states that all new development should be designed to a high quality and should respond to the character of the area in which it is situated.

16 Policy EN1 of the ADMP states that the development should respond to the scale, height, materials and site coverage of the area and should respect the character of the site and surrounding area.

- 17 The Residential Extensions SPD suggests that the materials of new windows and doors should match those of the original house and that the scale and form of an extension should normally fit unobtrusively with the building and its setting.
- 18 The immediate streetscene comprises a pattern of linear development however, there are a variety of design styles, bulk and massing. The property immediately to the west is an elongated detached chalet bungalow, with steep pitched roof. Beyond this is a larger semi-detached property with a tall and wide barn hipped roof. The property adjoining 1 Jessemere is similar in style, and has been extended at the side with a single storey extension with a cat slide roof. Therefore, it is considered that there is no set streetscene characteristic other than the linear nature, which is well vegetated with a semi-rural feel.
- 19 The proposed single storey rear extension would extend 0.95m beyond the depth of the existing outhouse. The width would be greater and would extend across the rear elevation of the new two storey element, however it would not comprise the whole width of the dwelling and would not extend beyond the existing position of the outhouse in relation to the boundary with 2 Jessemere. The rear extension would use materials to match the existing and while a sizeable extension, it would not be harmful to the character of the existing dwelling.
- 20 The rear extension would not be visible from Shoreham Lane so would have no impact on the streetscene.
- 21 The two storey side extension has been set down from the main ridgeline and in from the front elevation by 0.5 metres making it subservient to the existing dwelling. It would increase the depth of the existing ground floor extension, by 1 metre and would retain a gap to the boundary of 1 metre, which follows the guidance set out within the Residential Extensions SPD. The side extension is large, however, due to it's design, it would not harmfully impact on the character of the property, with the front bay window remaining prominent, hipped roof retained and the fenestration matching the size of the existing. The glazing details would be altered on the existing and proposed windows to provide consistency across the elevations.
- 22 The proposed extensions would not result in the loss of any vegetation, so the screening and general semi-rural character of the area would be maintained when travelling along Shoreham Lane. While together the two storey side and single storey rear do alter the size of the dwelling, this would not harmfully affect the character of the property or the adjoining neighbour. There are also examples within the area of properties which have been extended to a similar amount or further and due to the variety of house styles within the streetscene, it is not considered that together the proposal would harm the character of the area to a detrimental degree.
- 23 Due to the above the proposal is considered to comply with Policy EN1 of the ADMP and the Residential Extensions SPD.

Neighbouring Amenity

- 24 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.
- 25 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 side wall facing a neighbour should not normally contain windows unless privacy can be retained. This SPD states that a 45 degree test should be carried out to establish whether a proposal would result in a loss of light to neighbouring dwellings.
- 26 The two neighbours closest to the development would be 2 Jessemere to the east and Pipers Pool to the west.
- 2 Jessemere
- 27 There are no rear extensions at this property, with the rear wall in line with that of the application dwelling.
- 28 The proposed two storey side extension would not impact on the amenity of this neighbour as it is sited on the opposite side of the dwelling.
- 29 The single storey rear extension would extend 0.95 metres beyond the rear wall of the existing rear outhouse store it would not extend further toward the boundary with no.2 than the current outhouse position. It is considered that due to this, the proposed rear extension would not have a harmfully dominant or enclosing impact on the adjoining neighbour.
- 30 The 45 degree test passes on plan and elevation in relation to the rear extension and the rear windows of no 2, thus would not result in a harmful loss of light to this neighbour.
- 31 The rear extension would have two ground floor windows facing the boundary with this neighbour. The boundary between the properties is an approximate 1.8 metre fence line. This would obscure any view into the rear from the windows. It is considered that the proposal would therefore not result in a loss of privacy compared to the existing situation.
- Pipers Pool
- 32 This property does not have any side windows facing the application site. The front elevation sits in line with that of the application dwelling and it features a rear extension which extends along the boundary with the application dwelling by between 3.5 and 4 metres.
- 33 Due to the above layout of this property, the proposed two storey side extension would not impact on the outlook of Pipers Pool, nor would it result in a loss of light to any habitable rooms or rear amenity areas.

34 The two storey extension proposes a first floor side window facing toward the boundary with Pipers Pool. However, this window would be located towards the front of the side extension, in a similar position to the existing first floor side window. Pipers Pool does not have any side windows facing towards the application dwelling this means that any view from the proposed two storey side window would be of a solid side wall, rather than any habitable room or private rear amenity area. It is considered that the side extension would therefore not result in a harmful loss of privacy to this neighbour.

35 The proposed single storey rear extension would protrude beyond the rear extent of this neighbour, by between 1 and 2 metres. The 45 degree test passes on plan and elevation in relation to the rear elevation of this neighbour, thus the rear extension would not result in a harmful loss of light.

Overall

36 Due to the above the proposed extensions would not harmfully impact on neighbouring amenity, complying with Policy EN2 of the ADMP and the Residential Extensions SPD.

Highways and Parking

37 Policy T2 of the ADMP states that vehicle parking provision should be made in accordance with the current Kent County Council (KCC) vehicle parking standards in Interim Guidance Note 3 to the Kent Design Guide. This states that properties with 3 bedrooms require 2 parking spaces in this location.

38 The site visit confirmed that the front of the property is capable of accommodating the required parking spaces in accordance with Policy T2 of the ADMP.

CIL

39 This proposal is not CIL liable.

Access issues

40 The access would not be altered as a result of the application.

Conclusion

41 While together, the two storey side and single storey rear do alter the size of the dwelling, this would not harmfully alter the character of the property or the adjoining neighbour and would not be detrimental to the character of the streetscene.

42 The parking provision is acceptable and the proposals would not result in the loss of any vegetation which contributes to the character of the streetscene. In these circumstances planning permission is recommended.

Background papers

Site and block plan.

Contact Officer(s): Sarah Cottingham Extension: 7481

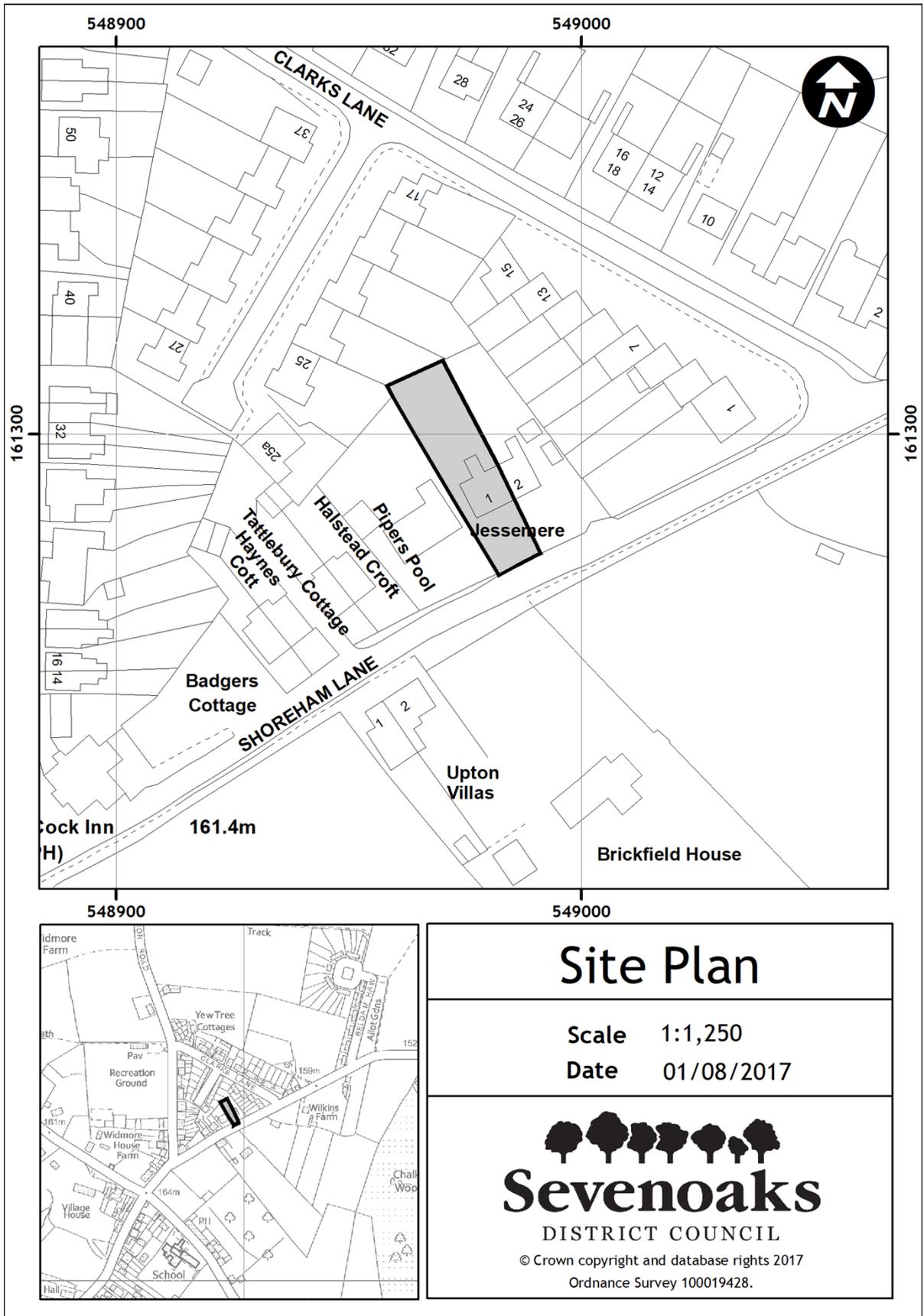
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OQXGJUBKFUJ00>

Link to associated documents

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OQXGJUBKFUJ00>



Site Plan

Scale 1:1,250

Date 01/08/2017



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Ordnance Survey 100019428.

Block Plan

