

- 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 of any issues after the initial site visit.

Description of proposal

- 1 Planning permission is sought for a two storey side extension with pitched roofs, to be located to the eastern side of the property. Windows are proposed at ground and first floor levels to the front and rear elevations, as well as facing into the existing garden of the property, but not on the outward facing side flank.
- 2 Materials are proposed to match existing.
- 3 The extension is proposed to be 0.2m from the site boundary.

Description of site

- 4 The application site is situated south of the centre of Chipstead Village. The property sits within a small enclave of detached dwellings, each with a private driveway and often a garage. The group of properties has been designed in such a way that there is a sense of uniformity in design and materials, but a lack of uniformity in any street pattern as the dwellings are set at angles within their plots.

Constraints

- 5 Kent Downs AONB
- 6 Area of Archaeological Potential

Policies

Allocations and Development Management (ADMP):

7 Policies:

- EN1 - Design Principles
- EN2 - Amenity Protection
- EN4 - Heritage Assets
- EN5 - Landscape
- T2 - Vehicle Parking

Core Strategy (CS):

8 Policies:

- SP1 - Design of New Development and Conservation
- LO1 - Distribution of Development

Other

9 National Planning Policy (NPPF)

Relevant planning history

- 10 17/03638/HOUSE - Erection of a two storey side extension - Withdrawn - 16.01.18

Consultations

Parish Council

- 11 Objection - Objection on the grounds of proximity to the boundary.

Representations

- 12 One objection has been received. The issues raised can be summarised as follows: overshadowing; overbearing relationship; closer than 1m from boundary; light blocked from driveway; terracing effect.

Chief Planning Officer's Appraisal

Principal issues

- 13 The main issues for consideration are:
- Local character
 - Area of Outstanding Natural Beauty
 - Conservation area
 - Impact on the area of archaeological potential
 - Impact on parking

- 14 Of particular relevant to this application is the following guidance:

Presumption in favour of sustainable development

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.)

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 the character of the area

- 15 The Residential Extensions SPD, with regards to two storey side extensions reads (4.18) 'In a street of traditional detached and semi-detached houses, the infilling of the spaces between the two-storey extensions could create a terracing effect and cramped appearance at odds with the regular pattern of development when viewed from the street when the gaps, often with associated landscaping or allowing for longer view, are important elements.'
- 16 The SPD goes on to say(4.19) 'Where there is a pattern of gaps between properties within a street, as a guide, a minimum of 1 metres between the side wall of a two storey side extension and the boundary for the full height of the extension is normally desirable.'
- 17 The character of this street is defined by a disordered development pattern, with dwellings set at unusual angles to one another with varying distances from the edge of the road. It is therefore considered that the street is not defined by a 'regular pattern of development'. In this instance, a gap currently exists between the detached dwellings of 5 and 6 Martin's Shaw and the gap is created primarily by the driveway of no.5 which lies to the east of the application site.
- 18 The proposed extension would extend close to the eastern site boundary and would not retain a 1m gap against the boundary. However, the gap between the property and the neighbouring property would remain due to the driveway which separates the dwellings. There would be a 5.8m gap between the extension and the neighbouring property. The aims of the 1m guide provided by the SPD are therefore not considered to be applicable in this particular case as a visual break would be retained and the buildings would continue to be seen as detached properties.
- 19 Due to the location of the application site, at the far southern end of Martin's Shaw, the extension would experience limited visibility from the surrounding area. The extension is set back from the front elevation and would appear subordinate to the main house. While the extension follows

the angled eastern site boundary, its irregular shape and roof form would not be perceivable from the surrounding area.

- 20 Materials would match the existing building and this could be secured by condition.
- 21 Overall the proposal would preserve the character of the area and would be a suitable addition to the property.

Impact on the Area of Outstanding Natural Beauty

- 22 The buildings would be seen within the context of existing built form when viewed from the wider area and thus the AONB is conserved in accordance with EN5 of the ADMP.

Impact on the Conservation Area

- 23 Policy EN4 of the ADMP states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.
- 24 In this case, the application site is not within the Conservation Area, of which the southern extent is approximately 70m to the north, and would not experience significant visibility from within it due to the curve of the road. It therefore preserves the setting of the Conservation Area, compliant with policy EN4 and Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Neighbouring amenity

- 25 The 45 degree test for impact on daylight, contained in the Residential Extensions SPD, has been undertaken and the development passes and would not result in a significant reduction in daylighting to no.5 to the east.
- 26 No new side windows are proposed and thus no new overlooking would occur.
- 27 The neighbour has raised concerns regarding overshadowing of the driveway. While some additional overshadowing of the adjacent driveway may occur, it is not considered that this would cause harm to the living conditions of 5 Martin's Shaw.
- 28 The proposal would therefore protect neighbouring amenity in accordance with EN2 of the ADMP.

Area of archaeological potential

- 29 The application site consists of previously developed land. As a result, it is not considered that there is a necessity for further archaeological conditions in this instance. The proposal is in accordance with EN4 of the ADMP.

Impact on parking and highways

30 The proposal would result in the existing three bedroom property being extended to four bedrooms. As a result, the proposal would not result in a greater parking requirement in accordance with T2 and Appendix 2 of the ADMP. There is sufficient parking on site for two vehicles.

31 The proposal complies with T2 of the ADMP.

CIL

32 This proposal is not CIL liable.

Other issues

33 Whilst the drawings demonstrate the extension could be used as an annex it is connected to the main house and a condition can be used to ensure it remains ancillary to the main dwelling.

Conclusion

34 The proposal would conserve local character in accordance with EN1, and the character and appearance of the nearby Conservation Area would be preserved in accordance with EN4 of the ADMP. The proposal would conserve the AONB, in accordance with EN5.

35 Neighbouring amenity is protected in accordance with EN2 of the ADMP.

36 There is sufficient parking in accordance with T2 of the ADMP.

Background Papers

Site and block plans.

Contact Officer(s): Claire Shearing Extension: 7367

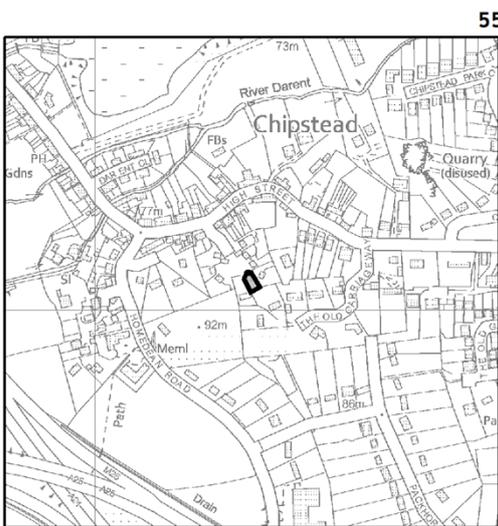
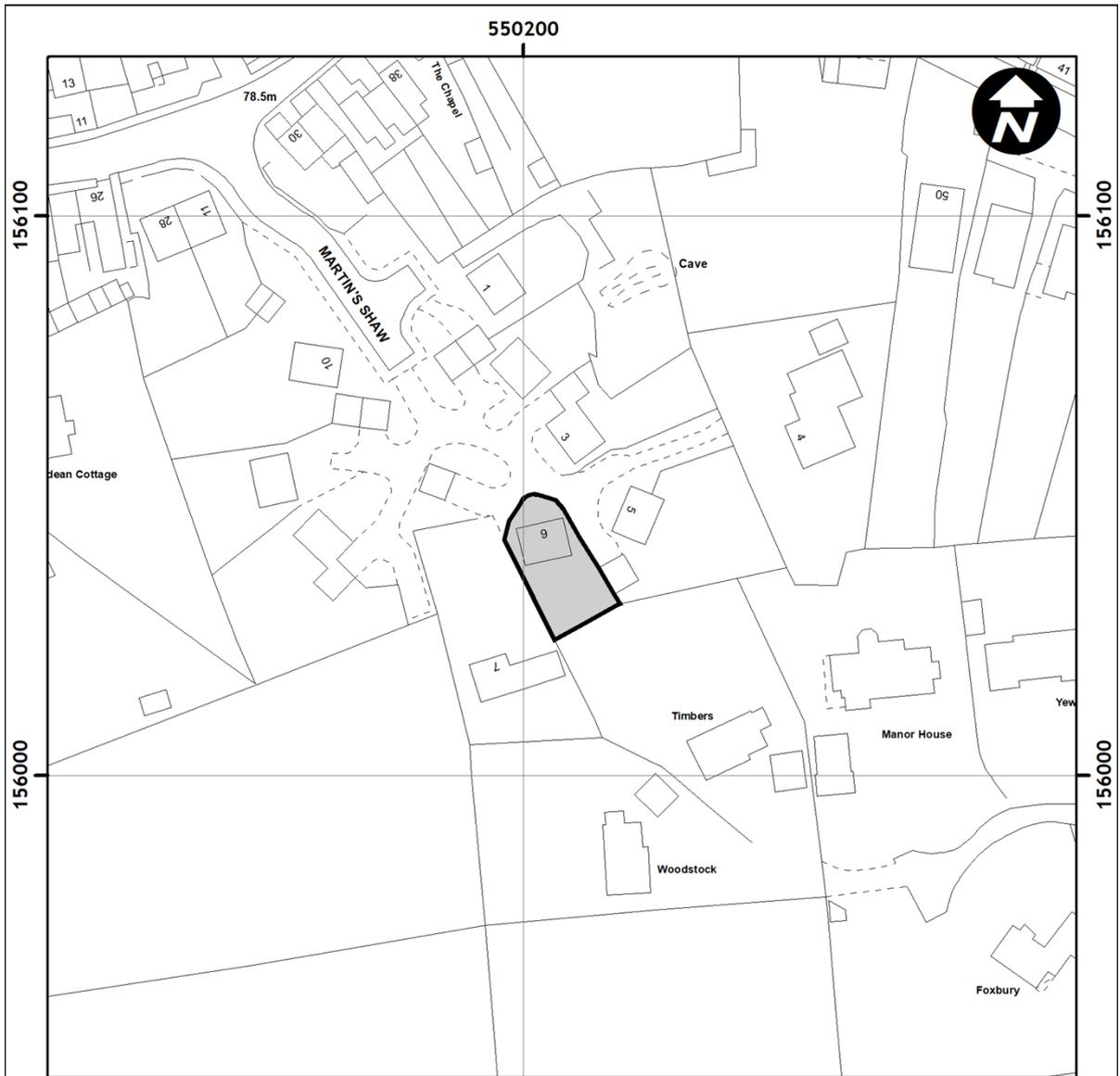
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P2LWOIBKGPF00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P2LWOIBKGPF00>



Site Plan

Scale 1:1,250

Date 27/03/2018



DISTRICT COUNCIL

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Ordnance Survey 100019428.

Block Plan

