

Proposal: Installation of three (3) new roof-lights to the front and south-west side elevations and on the flat roof, amendments on the dormer to the rear elevation and new chimney to the south-east elevation.

Location: Orchard House, 48 Well Road, Otford, Kent TN14 5PT

Ward(s): Otford & Shoreham

#### **Item for decision**

This application is referred to the Development Control Committee at the request of Councillor Edwards-Winser on the grounds that the previously approved plans demonstrated proportionate windows on the upper floor harmonising with the building and maintaining the street vernacular, the proposal that has been built is incongruous to the dwelling.

**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 development hereby permitted shall be carried out in accordance with the following approved plans: 229 03 date stamped 06/07/2018.

For the avoidance of doubt and in the interests of proper planning.

3) The materials to be used in the construction of the development shall be those indicated on the approved application form.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

#### **National Planning Policy Framework**

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

## Description of site

- 1 The site is located to the north west of Well Road. The dwelling is two storeys and detached. The rear garden lies adjacent to fields and the dwelling is set along a suburban street. To the southwest of the application site is the Otford Conservation Area. The dwelling is a replacement dwelling which was granted permission under application reference, 14/02917/FUL.

## Description of proposal

- 2 Installation of two roof lights to the southwest elevation and one roof light to the front elevation. Amendments to the dormer to the rear and the installation of a chimney.
- 3 The replacement dwelling under application 14/02917/FUL has been significantly completed; the original plans included a dormer window to the rear. The proposed works are partly retrospective as a dormer window has been constructed on site.
- 4 The proposed amendments involve the installation of an additional chimney, alterations to the previously approved chimney to include two pitches to chimneybreast. Enlarged dormer window. Clay tiling to the single storey side extension and loss of parapet wall.

## Relevant Planning history

- 5 13/00642/HOUSE The erection of single storey side extension, two storey rear extension, alterations to the existing roof configuration, loft conversion with rear facing dormer window and the addition of roof lights to the front and side elevation. GRANT 08/07/2013

14/02917/FUL Demolition of existing dwelling and proposed new dwelling to be built in accordance with the approved consent for the extended house. GRANT 18/11/2014

## Policies

- 6 National Planning Policy Framework

Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed<sup>6</sup>; or  
Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- Footnote 6 (see reference above) relates to policies including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

7 Core Strategy (CS)

- SP1 Design of New Development and Conservation

8 Allocations and Development Management (ADMP)

- EN1 - Design Principles
- EN2 - Amenity Protection
- EN4 - Heritage Assets

9 Other

- Sevenoaks Residential Extensions Supplementary Planning Document (SPD)
- Otford Village Design Statement 2

**Constraints**

10 The Site lies within:

- Area of Archaeological Potential - AAP

**Consultations**

Otford Parish Council:

11 1<sup>st</sup> Consultation: Otford Parish Council: Objects

1. Cannot identify the sill heights of the roof-lights.
2. The increase in fenestration of the extended dormer at the rear of the property is untypical of other properties in the area.
3. The third storey fenestration is potentially visible from the North Downs.
4. The side dormer will overlook the neighbours.

12 2<sup>nd</sup> Consultation: Otford Parish Council: Objects

Otford Parish Council is still waiting for confirmation that the sill heights are at least the minimum requirement.

Otford Parish Council is objecting to the fenestration of the extended dormer covering the full ridge height however, we realise that planning regulations may not support our view.

**Representations**

13 We received 1 letter of objection relating to the following issues:

- Windows to the rear of the dwelling represent 5 floor to ceiling panels of glass one of which is a door, unsatisfactory.

#### **Chief Planning Officer's appraisal**

14 The main planning considerations are:

- Impact to the character of the area,
- Impact to neighbouring amenity,

Impact to the character of the area:

15 Policy SP1 of the Core Strategy and Policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.

16 Members should be aware that planning permission has been granted for the replacement dwelling under application reference 14/02917/FUL. The works for the replacement dwelling are substantially complete. The only issues are the amendments detailed in the description of proposal.

17 The dormer window would be located to the rear of the dwelling and would be constructed to the top of the ridgeline of the property. The dormer would have a flat roof and would cut into the eaves of the existing roof. The overall width of the dormer would extend across the two apexes of the roof. When viewed from the rear the dormer does have a visible presence, and creates an external appearance of a partial third storey.

18 However, due to the location of the dormer to the rear of the property and the confined nature of the built form along Well Road, the dormer is not widely visible along the street scene. Small portions of the dormer can be discerned, but the full width and design are not widely apparent. While dormers of this scale are not common to the rear of dwellings, the dormer does not have a significantly adverse impact upon the character or appearance of the dwelling when viewed from the street scene. The dormer would not be considered so significantly harmful to the character of the area to warrant a refusal on these grounds.

19 The chimneys located to the north side elevations would mirror one another in form, design and height. The chimney itself would exceed the ridge height by 1.4m, which would not overwhelm the main dwelling. The chimneys are not uncharacteristic features of this residential area.

20 The proposed additional roof lights would sit within the roof slope along the southwest and south elevations. The roof lights would have a limited impact to the street scene given they would not result in additional bulk or volume. Roof openings can be observed along the street scene and these elements would maintain the character of the road.

21 The proposed works would comply with policy EN1 of the ADMP.

#### Neighbouring amenity:

- 22 Policy EN2 of the ADMP and our Residential Extensions SPD are relevant in the consideration of this application.

#### 46 and 50 Well Road:

- 23 46 Well Road is located to the southwest of the site and 50 Well Road is located to the northeast, both dwellings are detached and two storeys. The proposed two roof lights along the southwest elevation, facing 46 Well Road, would serve an en-suite bathroom. Bathrooms are non-habitable spaces and so the roof lights would not result in a significant loss of privacy.
- 24 The proposed dormer window would be altered to include a set of bi-fold doors. The view from this would mainly face to the northwest. The view from this window would not be significantly greater than the view gained from the first floor windows of 48 Well Road. The suburban nature of the site means that there is an existing degree of overlooking of rear gardens. In addition, the window would serve a bedroom, which although habitable would not generally be used consistently over a 24hr period.
- 25 No part of the works would be located such that they would not directly obscure the overall outlook from 46 or 50 Well Road. The proposed dormer would be set within the roof slope, and be located on the northwest elevation. Due to the sun's trajectory the main source of sunlight is received to the front elevation of 46 and 50 Well Road. The dormer window and chimneys would not result in a significant loss of light to the whole amenity of the neighbouring dwellings.
- 26 Other dwellings are located at a sufficient distance that they would not experience a significant loss of amenity as a result of the proposed works.

#### Other issues

##### Area of Archaeological Potential:

- 27 The proposed development would not sit within an area designated as an Area of Archaeological Potential, which is located to the south of the site. Thus, under the guidance of the NPPG, it would not be reasonable to apply a condition requiring an Archaeological Watching Brief.

##### Building Control Requirements:

- 28 Planning legislation and Building Control legislation are separate, and only planning matters can be considered as part of this application. Matters of right to light are a separate civil matter.

#### CIL

- 29 This proposal is not CIL liable.

## **Conclusion**

- 30 The proposed works would be in keeping with the character of the area. The works would be policy compliant and therefore planning permission is recommended.

## **Background papers**

Site and block plan.

Contact Officer(s): Emma Gore Extension: 7206

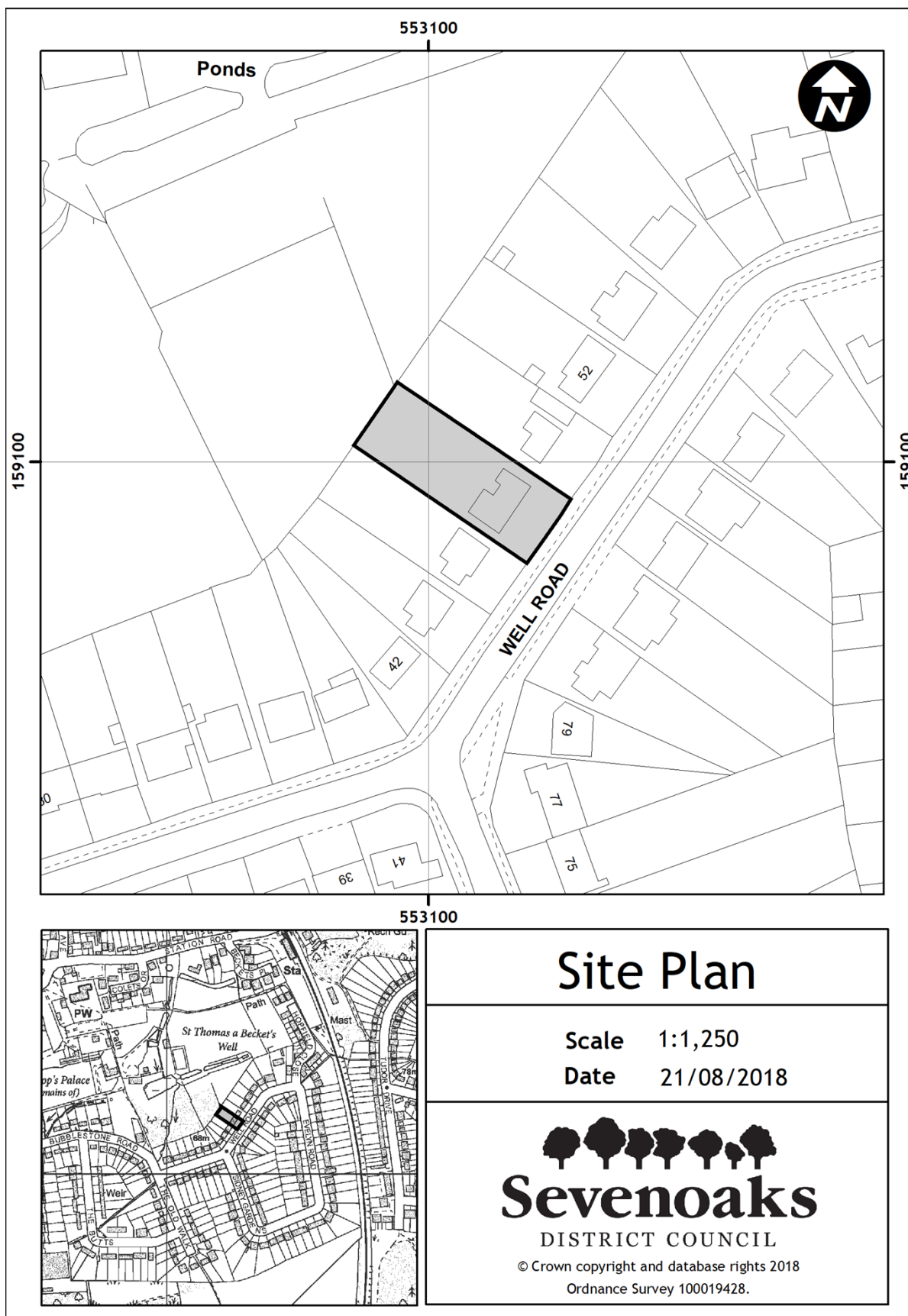
**Richard Morris**  
**Chief Planning Officer**

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P45GO7BKFTB00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P45GO7BKFTB00>



## BLOCK PLAN

