

4.2 - 18/01460/CONVAR Revised expiry date 3 October 2018

Proposal: Variation of condition 2 (materials for external surfaces should match those of existing building) of 17/03053/HOUSE for the erection of a single storey side and rear extension with rooflights. Raising of the roof, rear and front dormers and hip to gables to form rooms in roof.

Location: 78 Evelyn Road, Otford TN14 5PU

Ward(s): Otford & Shoreham

Item for decision

The application was referred to Development Control Committee by Councillor John Edwards-Winser, who objects because the proposal would not conform to the Otford Village Design Statement.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of the time limit imposed on application SE/17/03053/HOUSE

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 be in accordance with those confirmed by the agent, via e-mail, on 19.07.2018 and 09.08.2018, comprising: white render walls; Marley Eternit, plain, smooth grey concrete tiles; and grey windows.

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 plan: 2017/144, Rev. A - Proposed Elevations and Floor Plans, received: 04.05.2018.

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

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 property comprises a detached bungalow located within Evelyn Road, which is characterised by detached dwellings of varying style, materials, form and height, though all are of a similar scale within their plots. The site is located within the urban confines of Otford.

Description of proposal

- 2 Variation of condition 2 of 17/03053/HOUSE, which states:
- 3 “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.

Reason: To ensure that the appearance of the development is in harmony with the existing character of the [Sic] as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan”

- 4 The approved materials were for new walls, roof materials and fenestration to match existing, which comprised of rendered walls and face brickwork, uPVC fenestration and brown roof tiles.
- 5 This application proposes to change the materials for the roof, windows and door materials to use Marley Eternit, plain, smooth grey concrete roof tiles and grey fenestration.

Relevant planning history

- 6 17/03053/HOUSE - Erection of a single storey side and rear extension with rooflights. Raising the roof, rear and front dormers and hip to gables to form rooms in roof - Granted 04/12/2017

Policies

- 7 National Planning Policy Framework

Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.

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 proposed⁶; 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.

8 Core Strategy (CS)

- SP1 Design of New Development and Conservation

9 Allocations and Development Management (ADMP)

- EN1 Design Principles
- EN2 Amenity Protection

10 Other

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

Constraints

11 The site lies within:

- Otford Urban Confines

Consultations

Otford Parish Council

12 Objects to the application:

“The proposal is not consistent with the vernacular of the village on the basis of the Village Design Statement and the street scene. There is no objection to the white rendering.”

Officer note: This was the response received after the application was re-consulted following an amendment in the proposal description for variation, not removal, of condition relating to materials for external surfaces of proposal as granted under 17/03053/HOUSE.

Representations

13 No representations have been received.

Chief Planning Officer’s appraisal

14 The main planning considerations are:

- Design and impact on character of the area, including the streetscene
- Impact on neighbouring amenity

Design and impact on the character of the area

15 It should be noted that planning permission has been granted for the additions/alterations proposed (under 17/03053/HOUSE) and the principle of the works is therefore established.

16 These proposals seek to vary condition 2 of 17/03053/HOUSE, which states that materials shall match those used on the existing building, to instead include cream/white smooth render on the walls, grey concrete tiles, and grey fenestration. The Otford Village Design Statement explains that extensions should use materials on a 'like for like' basis and that style should be consistent with the original dwelling, in harmony with neighbouring dwellings.

17 It is acknowledged that the proposed roof and fenestration materials would not match those of the existing building in this instance. However, there is a variation in roof colour and fenestration along Evelyn Road, from red to reddish brown and grey hues in roof tile, including a greyish hue to the roof tile of neighbouring property no. 80 Evelyn Road, and brown and white fenestration, as well as in the roads leading off it. There is also a mix of modern and more traditional buildings along these roads. This creates a diverse character to the streetscene.

18 In light of the above, it is considered that the proposed roof materials and fenestration colour would be compatible with the character of the wider streetscene and would not harm the appearance of the dwelling. Thus I consider the proposals would comply with policy EN1 of the ADMP.

Neighbouring Amenity

19 This application has no implications for the size, bulk and design of the extensions previously approved and the proposals would not have any greater impact on neighbouring amenity than the original permission 17/03053/HOUSE. The proposal would therefore comply with policy EN2 of the ADMP.

CIL

20 This proposal is CIL liable. If the application is granted, any claim for exemption will be assessed separately.

Conclusion

21 There is a variation in roof colour and fenestration along Evelyn Road, as well as in the roads leading off it. There is also a mix of modern and more

traditional buildings along these roads, creating a varied character to the streetscene. In the circumstances, it is my conclusion that the proposal would not be harmful to the character of the streetscene or the original dwelling. It would have an acceptable impact on neighbouring amenity. The proposal would therefore comply with the relevant policies.

Recommendation - It is therefore recommended that this application is granted.

Background papers

Site and block plan

Contact Officer(s): Emily Metcalf Extension: 7371

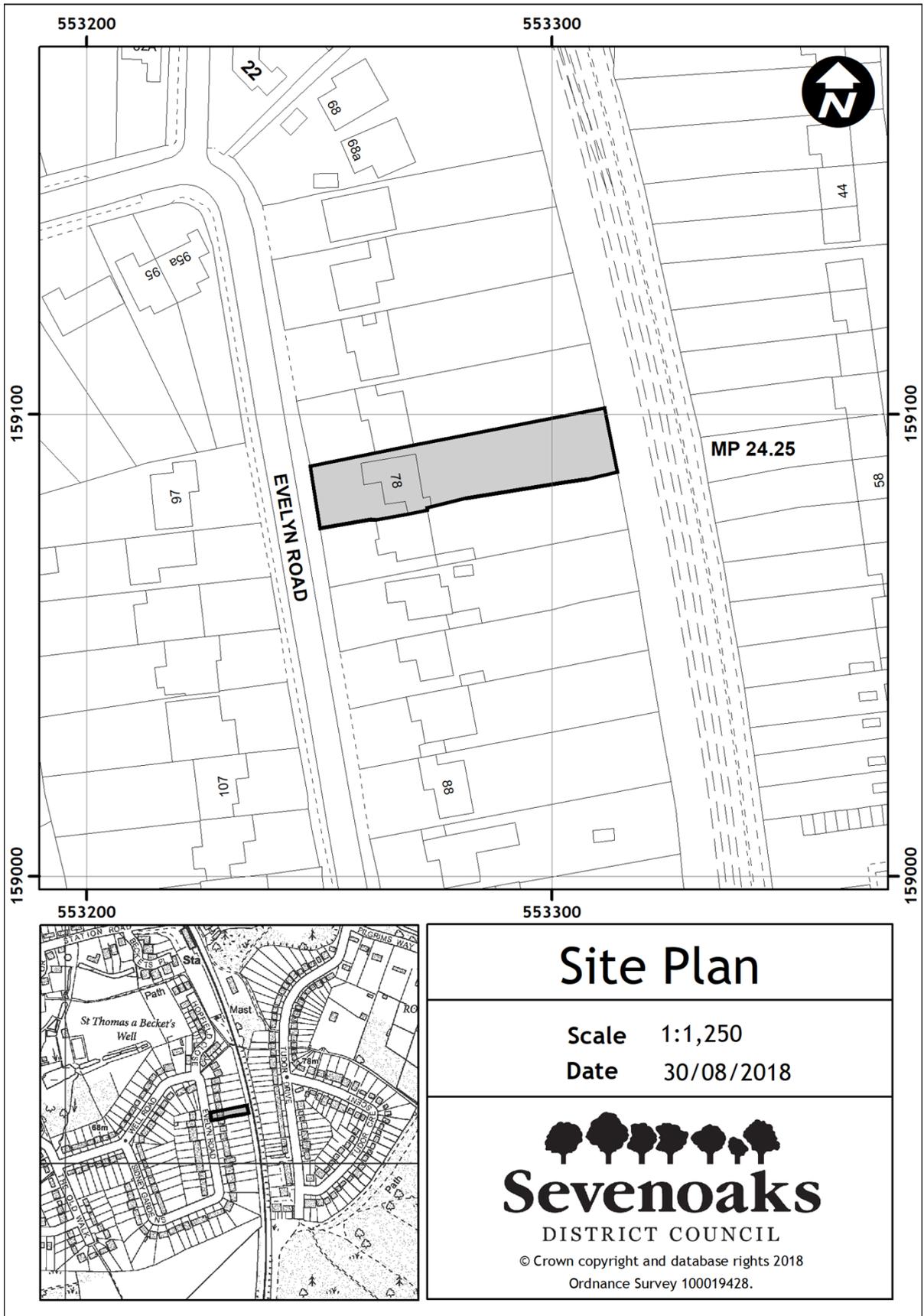
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P87AN7BK0L000>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P87AN7BK0L000>



BLOCK PLAN

