

5.06 - SE/12/00274/HOUSE Date expired 3 April 2012

PROPOSAL: Proposed demolition of the existing porch and double garage and erection of a new porch, single storey rear extension, two storey front extension and replacement two storey link extension between the pool house to the main dwelling.

LOCATION: Bucklands, Wildernesse Avenue, Sevenoaks TN15 0EA

WARD(S): Seal & Weald

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillor Hogarth on the same grounds which the Parish have raised within their representation, which are overdevelopment of the site; loss of amenity to Badgers Wood and out of keeping with the area.

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 as detailed on the application form.

To ensure that the appearance of the development enhances the character and appearance of the locality as supported by Policy EN23 of the Sevenoaks District Local Plan.

3) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, Block Plan, Design and Access Statement, Drawing No's PL-101, PL-102, PL-200-206, PL-400, PL-401, received 01.02.12 and 07.02.12.

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

In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:

The South East Plan 2009 - Policies SP1, CC1, CC6, BE4, BE6

Sevenoaks District Local Plan - Policies EN1, EN23, H6B

Sevenoaks District Core Strategy 2011 - Policies SP1

The following is a summary of the main reasons for the decision:

The development would respect the context of the site and would not have an unacceptable impact on the street scene.

The development would not have an unacceptable impact on the residential amenities of nearby dwellings.

The development would preserve the special character and appearance of the Conservation Area.

Description of site

- 1 The site consists of Bucklands which is located along Wildernesse Avenue, within the built urban confines of Sevenoaks. Wildernesse Avenue is characterised by detached properties which are set within generous plots. There is no defined building line exhibited by the properties along Wildernesse Avenue and the character of the properties is mixed.
- 2 The application site is located within the Wildernesse Conservation Area and is listed as contributing to the character of the Conservation Area within the Conservation Area appraisal.

Description of proposal

- 3 The proposal, firstly, seeks to demolish the existing porch and double garage to the front of the application site and to erect a new porch and two storey front extension. The two storey front extension will create a three bay garage at ground floor level with games room and gym room at first floor level. The new porch will be ground floor level with a pitched roof.
- 4 Secondly, the proposal seeks to create a replacement two storey link extension between the pool house and the main dwelling. The single storey conservatory addition will be removed to facilitate the creation of the two storey link extension.
- 5 The proposal also seeks to erect a single storey rear extension which will be served by lantern Rooflights which will serve an orangery. The existing Dutch hip to the west elevation will be removed and replaced with a regular hip to match the design of the original dwelling.
- 6 The number of bedrooms at the application site will remain unchanged.
- 7 An existing retaining wall to the front of the application site will be relocated a small distance from its existing siting at the application site. These works, however, would not require the benefit of planning permission.

Constraints

- 8 Conservation Area - Wildernesse

Policies

South East Plan

- 9 Policies – SP1, CC1, CC6, BE4, BE6

Sevenoaks District Local Plan

10 Policies – EN1, EN23, H6B

Sevenoaks District Core Strategy

11 Policy – SP1

Other

12 Residential Extensions Supplementary Planning Document

Relevant Planning History

13 05/01081/FUL - Demolition of porch and garage structures to be replaced by new two storey entrance hall and bedroom extension, and new garage; facade design changes; new changing room (Renewal of SE/00/0115/FUL) (granted 21.06.05)

00/00115/FUL - Demolition of porch and garage structures to be replaced by new two storey entrance hall and bedroom extension, and new garage; facade design changes; new changing room (granted 12.06.00)

Consultations

Sevenoaks Town Council

14 Sevenoaks Town Council recommended refusal on the following grounds:

- Overdevelopment of the site;
- The proposal would extend too close to the boundary with Badgers wood, leading to a loss of amenity;
- Out of keeping with the area, contrary to the Draft Residential Character Area Assessment SPD

SDC Tree Officer

15 The proposed extensions either utilise land free of significant landscape features, or utilise areas where existing buildings are located. I do not consider therefore that any harm will befall any of the important landscape features that surround this property. Therefore, no objections.

Representations

16 None received

Group Manager - Planning Appraisal

Determining issues

Design, scale and bulk

Front extension and porch

- 17 The Residential Extensions Supplementary Planning Document (SPD) states that where front extensions are deemed to be acceptable within a street scene, their scale should respect that of the building to which they are attached and that the roof should be of the same form as the existing building. Additionally, front extensions should not be located close to, or obstruct the outlook from, windows from an adjoining dwelling and should not compromise the unified visual appearance of the wider street scene.
- 18 As detailed within the site description, there is no defined building line exhibited by properties which are located along Wildernesse Avenue. With regards to the application site itself, the main dwelling is located diagonally within the plot with a poolhouse extension to the rear. The adjacent property of Cranes End (to the west of the application site) is located forward of the front building line of the application site and Badgers Wood (to the east of the application site) is located significantly to the rear.
- 19 Notwithstanding the variety in building line exhibited, part of the two storey front extension will replace the existing double garage to the front of the application site.
- 20 In these terms, the principle of a front extension is considered to be acceptable within the site location.
- 21 With regards to the scale and bulk of the front extensions, such are considered to respect the building to which they are to be attached and the roof exhibited will be of the same form of the existing dwelling. Given the size of the plot, the front extension will not be located close to, or obstruct the outlook from, windows at neighbouring dwellings. The front extensions are neither considered to compromise the visual appearance of the wider street scene.

Rear extensions

- 22 The Residential Extensions SPD states that rear extensions will be determined in their acceptability by their depth and height which will be determined by ground levels, distances from the site boundaries and the size of neighbouring garden/amenity space. Furthermore, the Residential Extensions SPD states that in normal circumstances, for reasons of residential amenity and to prevent an overbearing appearance, that rear extensions on detached properties should not project more than 4 metres from the rear elevation.
- 23 The proposed rear extension are considered to be acceptable in terms of their depth and height with regards to the ground levels exhibited at the application site, the distances of the proposals to and from the site boundaries and the size of neighbouring garden/amenity space.
- 24 In accordance with the guidance outlined within the SPD, the single storey rear extension will not extend for more than 4 metres beyond the rear elevation of the existing dwelling. The two storey rear element will also not extend for more than 4 metres beyond the rear elevation of the existing dwelling (the two storey rear element will not extend beyond the furthest point of the existing conservatory addition).

Removal of Dutch hip

- 25 The removal of the Dutch hip is considered to be acceptable and is not considered to have a detrimental impact upon the character of the existing dwelling. The character of the property will be improved by its removal.

Level of development at the site

- 26 The application site has been extended previously. However, in terms of the assessment which has been made above, the proposals are considered to be acceptable in terms of their scale and bulk. Whilst the proposals will result in materially larger dwelling than existing, the extensions will not represent a significant level of change which would be considered to result in overdevelopment of the site given the distances of the proposals to and from the site boundaries, and the size of the plot in general.

Impact upon the Wildernesse Conservation Area

- 27 Policy EN23 of the Sevenoaks District Local Plan states that proposals for development or redevelopment within Conservation Areas should be of positive architectural benefit by paying special attention to the desirability of preserving or enhancing the character or appearance of the area and of its setting.
- 28 Policy BE6 of the South East Plan states that local authorities should adopt policies which protect, conserve, and where appropriate enhance the historic environment and the contribution that it makes to local and regional distinctiveness and sense of place.
- 29 The proposed extensions, by virtue of their scale, bulk and detailing are considered to be of positive architectural benefit. Whilst the proposals will result in further built form at the application site, the proposals are considered to be of positive architectural benefit and are considered to preserve the character and appearance of the area and that of its setting.

Impact upon residential amenity

- 30 Policy EN1 of the Sevenoaks District Local Plan details that proposals should not have an adverse impact upon the privacy or amenities of a locality by reason of form, scale or height.
- 31 The Parish Council have raised concern regarding the impact of the proposed development upon the neighbouring Badgers Wood (to the east of the application site). Given the nature of the proposed development, and the building lines exhibited by the existing dwelling, the proposals will not be constructed any closer to Badgers Wood and that of the existing dwelling. Additionally, the topography of the site is such that Badgers Wood is located at a higher land level than that of the application site and at a distance of in excess of 40 metres from the application site.
- 32 In terms of these considerations, the proposals are not considered to have any detrimental impact upon the residential amenities currently enjoyed by the residents at Badgers Wood.
- 33 With regards to the impacts upon the residential amenities of those at Cranes End (to the west of the application site) the single storey rear extension will be located

5 metres from the shared boundary with this property. Given the nature of the single storey rear extension however, and the boundary planting between the application site and Cranes End, the proposal is not considered to have any detrimental impact upon the residential amenities currently enjoyed by the residents at Cranes End.

Parish representation

- 34 The Parish have raised within their representation, that the proposals would be out of keeping with the area and contrary to the Draft Residential Character Assessment (such is now formally adopted). As the application site is located within the Wildernesse Conservation Area, the proposals are not subject to the scrutiny of the Residential Character Assessment; the proposals are assessed in terms of their acceptability, against the guidance outlined within the Wildernesse Conservation Area Appraisal. This assessment has been made previously within this report.

Conclusion

It is therefore considered that the proposal is in accordance with policies EN1, EN23 and H6B of the Sevenoaks District Local Plan, policy SP1 of the Sevenoaks District Core Strategy, policies SP1, CC1, CC6, BE4 and BE6 of the South East Plan and the Residential Extensions Supplementary Planning Document.

Background Papers

Site and Block Plans

Contact Officer(s): Helen Tribe Extension: 7136

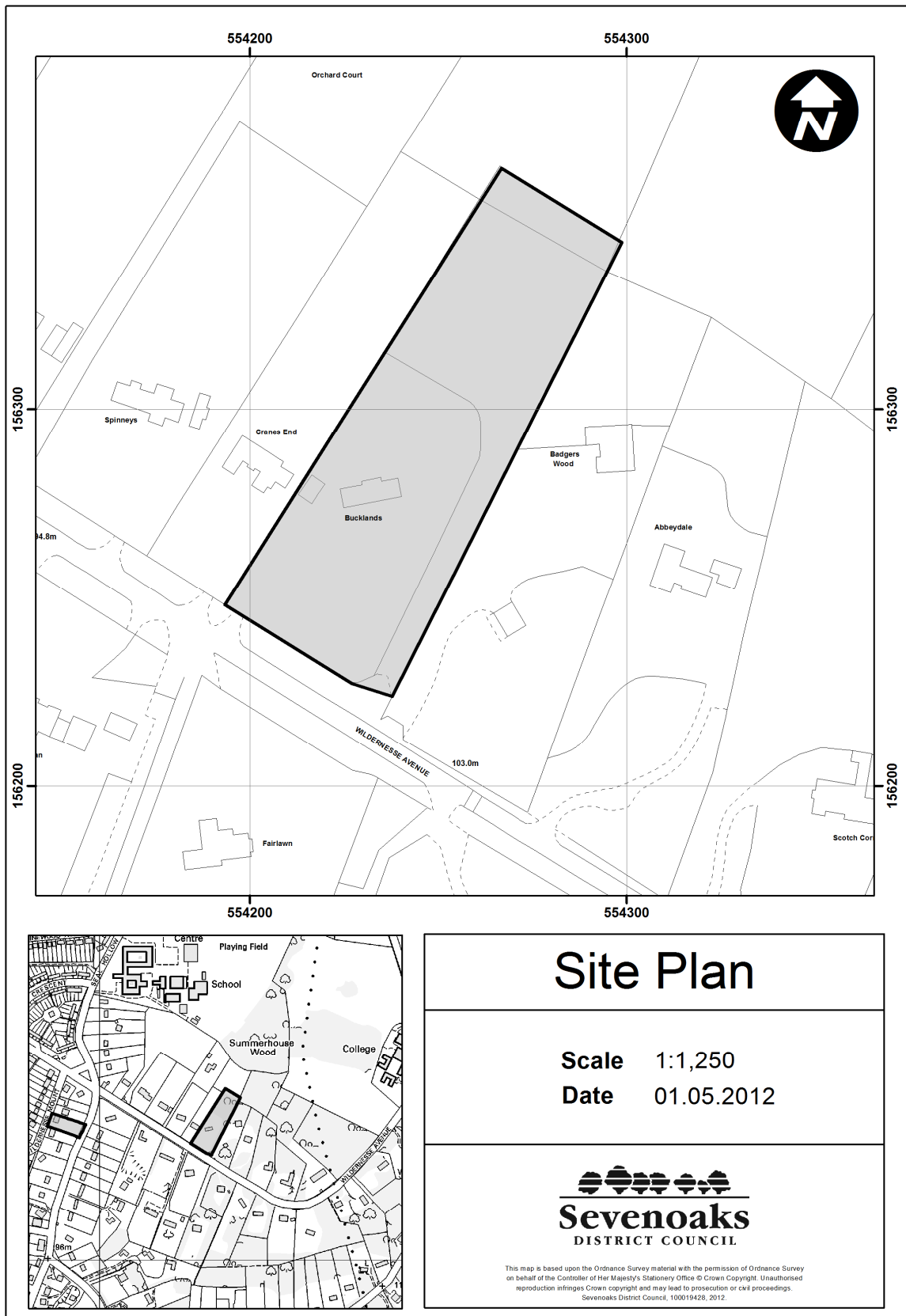
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LYPFMABK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LYPFMABK8V000>



Site Plan

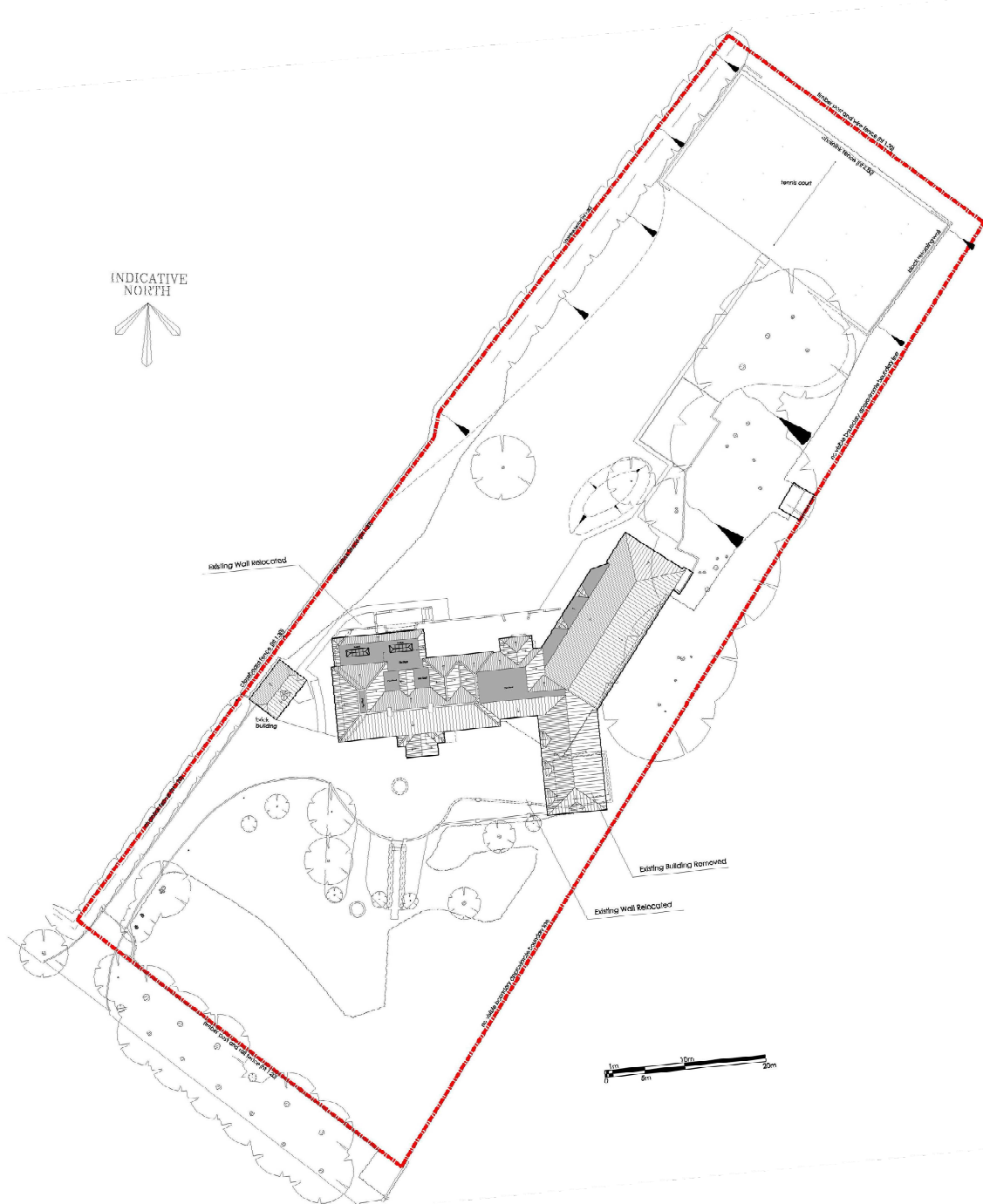
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Date 01.05.2012

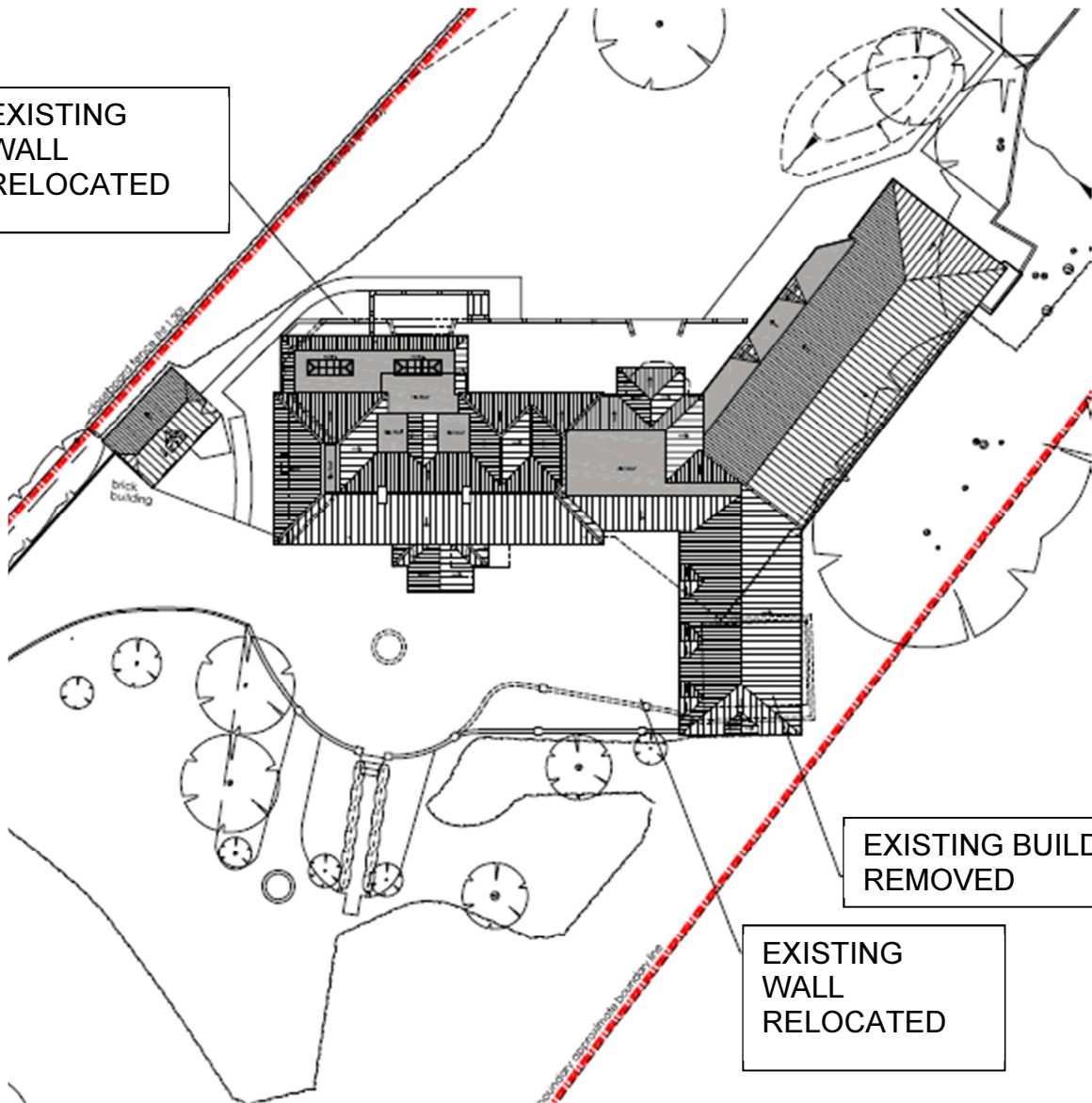


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Sevenoaks District Council, 100019428, 2012.

PROPOSED PLAN



EXISTING
WALL
RELOCATED



EXISTING BUILDING
REMOVED

EXISTING
WALL
RELOCATED

