

3.1 – SE/12/01435/FUL Date expired 26 July 2012

PROPOSAL: The erection of part single and part two storey front extensions, single storey rear extension and conversion into two self contained dwellings.

LOCATION: 8 Johnsons Avenue, Badgers Mount, Kent TN14 7AX

WARD(S): Halstead, Knockholt & Badgers Mount

#### ITEM FOR DECISION

This item has been referred to Development Control Committee by Councillor Grint to discuss issues of over development, neighbour impact and highways safety issues.

**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 external surfaces of the development hereby permitted shall match those used on the existing building.

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 District Local Plan.

3) Before the first occupation of the development hereby permitted, the garaging and car parking spaces shown on the approved drawings, including works to provide a widened pavement crossover, shall be provided and shall be kept available for the parking of cars at all times.

In the interests of highways safety.

4) Prior to the first occupation of the development hereby approved, details shall be submitted in writing to and approved in writing by the Local Planning Authority of the proposed landscaping scheme, to include details of hard landscaping, means of boundary enclosure, any trees to be removed, and new planting. Details shall be provided of species, planting size, planting densities and a planting schedule. The hard landscaping and boundary enclosure shall be implemented in accordance with the approved details prior to first occupation and the soft landscaping in the first available planting season following substantial completion of the works.

To ensure a satisfactory appearance upon completion.

5) The development hereby permitted shall be carried out in accordance with the following approved plans: Existing block plan, ground floor plan, 1st floor plan, West East and South elevations, Sections AA, BB and roof plan, Proposed block Plan (revised , ground and first floor plans, west, east, south elevations, roof plan and sections AA and

BB.

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 H1-H5, CC3, T1 T4

Sevenoaks District Local Plan - Policies EN1 VP1

Sevenoaks District Core Strategy 2011 - Policies SP1 SP2 SP3 L07

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

The scale, location and design of the development would respect the context of the site and preserve the visual amenities of the locality.

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

The traffic movements generated by the development can be accommodated without detriment to highway safety.

#### Description of Proposal

1 The application seeks permission for:

- A two storey front/side extension to the existing two storey side extension: bringing the front wall forward by 1.4m. This would ensure that the side extension would have the same front/rear building line and same ridge line as the original house.
- A single storey extension with mono pitch roof across the front of the house to provide a lobby for the existing house and part of the living room for the proposed house.
- A single storey extension across the rear of the proposed house with mono pitch roof projecting by 3.5m from the rear wall of the house. This would be set back from the shared boundary with number 7 by 1.6m. The design is the same as other such extensions on the neighbouring houses.
- Provision in the rear garden of two additional parking spaces, lying next to the existing off street parking.
- Division of the house into two self contained dwellings – the original house being retained as a two bedroom unit and the extension accommodating a one bedroom house. The garden would be sub divided so that the original house retains a front and rear garden with a single proposed parking space whilst the extension would provide a front/side/rear garden and the garage and off street parking at the rear of the site.

- 2 Materials would match the existing house.

#### Description of Site

- 3 The site comprises a corner plot with a 2 storey, 3 bedroom end of terrace house, set within a reasonable sized garden in single family use. The garden wraps around the front side and rear of the house with off street parking available at the rear of the site – accessed via Badgers Road to the side of the property.
- 4 The site is bounded by a hedge with trees adjacent to the boundary on the side garden.
- 5 At present other houses within this terrace have off street parking within their front gardens.

#### Constraints

- 6 Within built confines of Badgers Mount, AONB

#### Policies

##### *SE Plan*

- 7 Policies - H1-H6 T1 T4 CC3

##### *Core Strategy*

- 8 Policies - SP1 SP2 SP3 L07

##### *SDLP*

- 9 Policies - EN1 VP1

#### Relevant Planning History

- 10 SE/77/00315 2 storey side extension granted

#### Consultations

##### *KCC Highways*

- 11 No highway objection subject to the vehicle crossover being widened to serve the additional off-street parking space for no.8A to the requirements of KCC Highways.

##### *Thames Water*

- 12 No objection

##### *Parish / Town Council*

- 13 Shoreham Parish Council recommends refusal as the proposal is overdevelopment of the site. Splitting the access will lose a parking space in front, adding to the existing parking problems. (There appears to be a material discrepancy between 5 parking spaces mentioned, but only 3 shown.)

- 14 There will be loss of amenity to the occupants of number 7 due to loss of light and possible overlooking. There may also be a Building Regulations problem on the first floor with a door opening onto stairs.

#### Representations

- 15 4 letters of objection/ comment including one from the Badgers Mount Residents Association raising the following issues:
- Over development of the site
  - Loss of light to the rear window of number 7
  - Increased parking would result in highways safety issues.
  - New opening onto Badgers Road would create additional highways hazards
  - Loss of a mature tree which would be harmful to the streetscene.
  - The proposed gardens are too small

#### **Group Manager - Planning Appraisal**

#### Principal Issues

- 16 The main issue are design/impact upon streetscene, parking, neighbours amenities and affordable housing.

#### *Design/Impact upon Streetscene*

- 17 The design of the two storey side/front extension would be acceptable: simply extending the terrace of which this house forms a part. The Residential Extensions SPD advises that two storey side extensions of such a design can unbalance a pair of semi-detached dwellings or appear overly dominant. This guidance suggests that one way around this would be to set back the extension from front/rear building lines with a lower ridge height. In this case since the house forms part of a terrace this is not considered a problem: it would not unbalance the existing terrace in any way.
- 18 Concerns have been raised about the elevated position of this house and its proximity to the flank boundary. In this case a two storey side extension has already been built – this scheme will not project any further into the gap at the side of the house – but simply bring the existing extension forward. It is not considered that the proposed works would result in either an intrusive or poorly designed development.
- 19 The single storey front extension would simply match those already at the front of the adjacent houses, whilst the rear extension would match the design of such extensions on the neighbouring houses.
- 20 No objections to the design providing materials match the existing house.

#### *Parking:*

- 21 The existing house has a garage and 2 off street parking spaces adjacent to the rear boundary. These spaces would be allocated to the existing two bedroom house whilst two new spaces are proposed to be created adjacent to the existing spaces, for allocation to the proposed new house.
- 22 Concerns have been expressed about the creation of extra parking demand by this site and the proximity of the house to the junction of Badgers Road and Johnsons Avenue.
- 23 The previous application sought to provide off street parking in the front garden which undoubtedly does lie in close proximity to the junction of the above two roads. However the revised scheme makes sufficient provision for 5 cars to be parked off street some 23m north of this road junction, lying on a straight piece of road. It is not considered that the location of these spaces would be prejudicial to highways safety.

#### *Neighbours Amenities:*

- 24 The only neighbour to be affected by this scheme at close proximity is the neighbour at no 7 Johnsons Ave. That property has a single storey rear extension, but it extends only partly across the rear of that house. The kitchen/diner window lies between that extension and the boundary with this site. The proposed extension would project the same distance rearward as the extension at no 7, (3.5m) and in its revised location, further from the boundary with number 7 Johnsons Avenue would comply with the guidance contained within the Residential Extensions SPD and would not significantly adversely affect the amenities of the neighbour.

#### *Affordable Housing:*

- 25 The Councils affordable housing strategy requires an off-site financial contribution of £8,924 for a scheme such as now proposed and a S106 agreement is under discussion to make that contribution. Subject to the completion of that agreement this element of Council policy will be complied with.

#### *Other Issues*

- 26 Internal layout: The internal layout will be subject to compliance with the relevant Building Regulations at which point any concerns about the proximity of doors to stairs will be resolved.
- 27 Highways Safety Issues: Concern has been expressed about cars being parked close to the junction with Johnsons Ave and Badgers Rd even though off street parking is available. Whilst the Council can ensure that relevant parking standards are met we are unable to force people to park in those spaces.

#### *Access Issues*

- 28 Will be resolved with the submission of a Building Regulations application.

#### *Conclusion*

- 29 This application proposes a two storey side/front extension and single storey front and rear extensions. The resultant property would be converted into two self

contained houses. It is considered that the design of the extensions would be acceptable within the street scene – fitting sympathetically with the existing house and terrace of which they would form a part.

- 30 The conversion would result in an acceptable sized garden and sufficient off street parking being allocated to each house.
- 31 The creation of a new dwelling would generate the need for a financial contribution to contribute towards the Councils Affordable Housing strategy and a legal agreement is under negotiation to provide that payment.
- 32 Consequently the scheme is considered acceptable.

### Background Papers

#### Site and Block Plan

Contact Officer(s): Lesley Westphal Extension: 7235

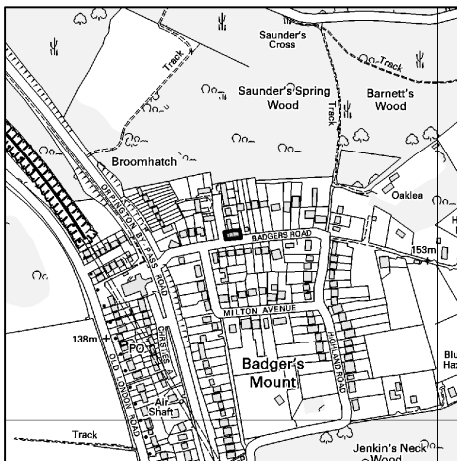
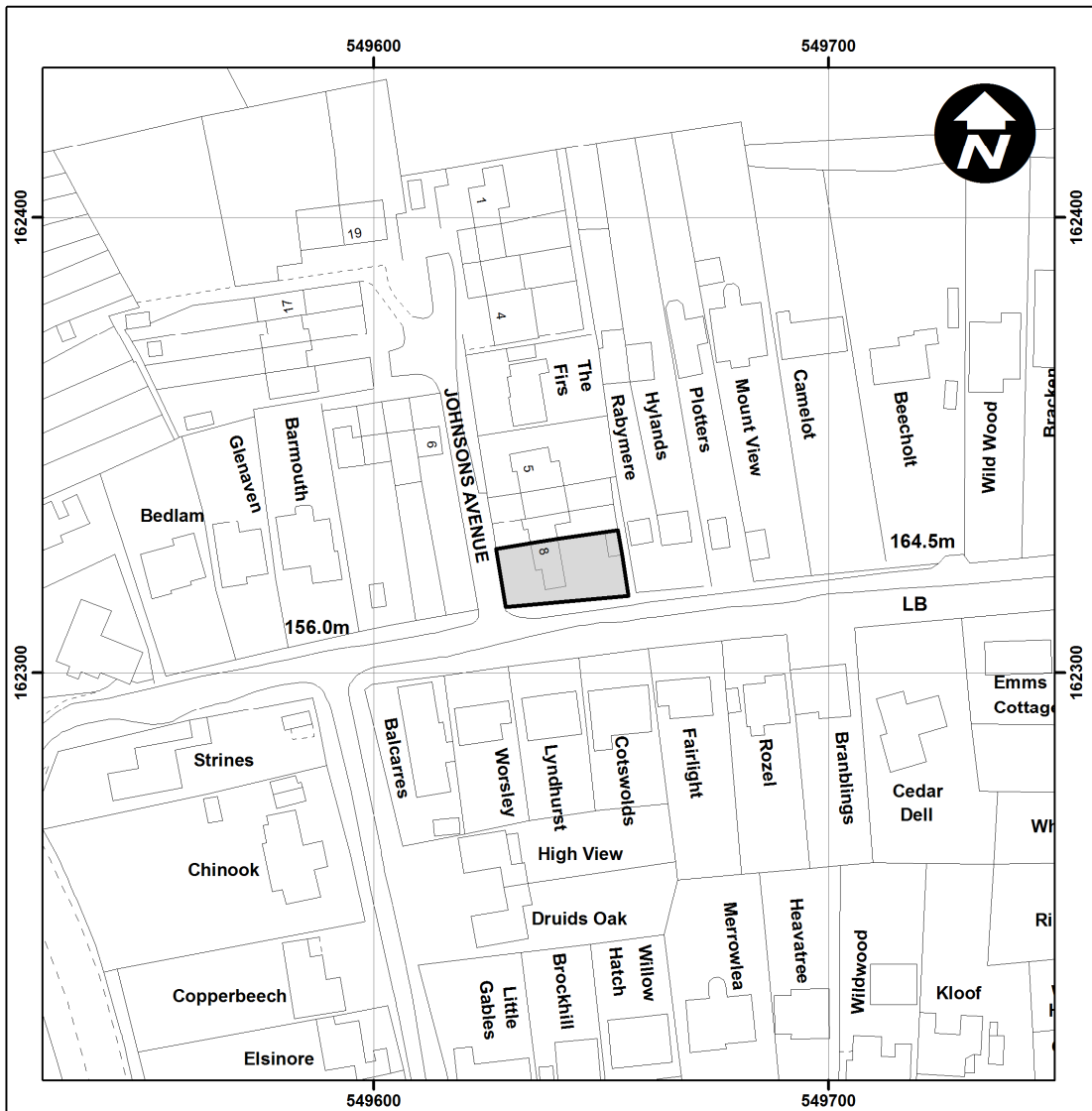
**Kristen Paterson**  
**Community and Planning Services Director**

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=M4S35NBK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=M4S35NBK0L000>



# Site Plan

Scale 1:1,250  
Date 06.06.2012



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Sevenoaks District Council, 1000/19428, 2012.

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