

4.3 – SE/12/01107/HOUSE Date expired 2 July 2012

PROPOSAL: Demolition of existing asbestos garage and erection of a steel structure garage.

LOCATION: Ringsdown , Crockenhill Lane, Eynsford Dartford DA4 0JL

WARD(S): Eynsford

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillor Horwood, on the grounds that the proposed garage is not considered to be detrimental to the keeping of the area. The new garage is to replace the existing garage, which is in extremely poor condition.

RECOMMENDATION: That planning permission be REFUSED for the following reason:

The proposed garage by virtue of its design, appearance and particularly due to the use of materials would have an unacceptable impact on the character and appearance of the area and the AONB. The proposal therefore fails to comply with policy EN1 of the Sevenoaks District Local Plan, policy SP1 and L08 of the Sevenoaks Core Strategy and the advice and guidance in the NPPF.

Description of Proposal

- 1 This application seeks permission for the demolition of an existing asbestos garage and erection of a steel structure garage.
- 2 The existing garage that currently exists is a 1950s style Marley Garage flat roof. It is proposed to demolish this and to construct a new garage.

Description of Site

- 3 The property relates to a bungalow located on the south west side of Crockenhill Lane on the outskirts of the village of Eynsford. At the front of the property there are two existing garage buildings on an elevated concrete platform.
- 4 The application site falls within the Green Belt and AONB.

Constraints

- 5 Green Belt
- 6 Area of Outstanding Natural Beauty

Policies

Sevenoaks District Local Plan

- 7 Policies EN1, H6B & Appendix 4, VP1, H14B.

South East Plan

8 Policies CC6, SP5, C3, C4.

Sevenoaks Core Strategy

9 Policies- SP1, L08

Other

SPD residential extensions, NPPF

Planning History

10 11/01670/FUL Replacement of existing garage and summerhouse. Refuse 05.10.2011.

76/00309/HIST Extensions to side of dwelling and construction of dormer windows in roof at rear. Grant 13.05.1976.

Consultations

Parish Council

11 "Councillors support this application as this is to replace a redundant building with a serviceable building".

SDC Tree Officer

12 "There is room for the proposal as the bulk of the area shown utilises an area with a current building upon it. I have no objections to this proposal".

Representations

13 None.

Group Manager - Planning Appraisal

14 Due to the nature of the scheme and the site constraints, the following are considered to be the determining issues:-

- Impact on the Green Belt
- Impact on neighbouring amenity
- Impact on character of the AONB
- Access

Impact on Green Belt

15 National planning policy guidance relating to Green Belt is set out in paragraph 80 of the NPPF. This document states that the primary purpose of the Green Belt is to keep land open to prevent urban sprawl and to safeguard the countryside. The document states that there is a general presumption against inappropriate

development, where the openness of the countryside/landscape would be adversely affected.

16 Paragraph 89 of NPPF allows certain types of development in the Green Belt provided that the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

17 In light of the above the application need not be considered to be inappropriate development however it has to be carefully assessed against policy H14B of the Sevenoaks District Local Plan which is applicable for all new outbuildings which fall within the Greenbelt and Area of Outstanding Natural Beauty (AONB).

18 This policy states the following:-

H14B Proposals for the erection of buildings and enclosures within the residential curtilages of dwellings within Areas of Outstanding Natural Beauty, but outside the confines of any town or village, as shown on the Proposals Map, must not conflict with Green Belt Policy and must comply with the following criteria:

1) The “gross floor area” of the outbuilding(s) whether individually or cumulatively, plus the “gross floor area” of the existing dwelling and any extension or outbuilding(s) does not exceed the “gross floor area” of the “original” dwelling by more than 50%;

2) The total “gross floor area” of the outbuilding(s), whether individually or cumulatively, must not exceed 40 sq. m.;

3) The outbuilding should be single storey;

4) The outbuilding should be well designed in relation to the dwelling, compatible with the character of the area and designed and sited to minimise visual intrusion; and

5) Outbuildings will not be permitted within the curtilages of buildings converted to dwellings.

19 As the application seeks to construct a garage within the curtilage of an existing property the development is not considered to be inappropriate in principle. It does however have to be carefully assessed against policy H14B of the Sevenoaks District Local Plan which is applicable for all new outbuildings which fall within the Greenbelt and Area of Outstanding Natural Beauty (AONB).

20 The second criterion requires that the total “gross floor area” of the outbuilding(s), whether individually or cumulatively, must not exceed 40 sq. m.

The floor area of the proposed garage is 73.71 m². The other garage to the north measures 32.4 m².

In view of the cumulative size of the outbuildings, the proposal exceeds 40 sq.m in size and is therefore above the size of the outbuildings allowed under this policy.

21 Application SE/11/01670/FUL was refused to erect a garage in the same position and location on the 5th October, on the grounds that the proposal would have an adverse impact on the openness of the Green Belt. The size of the garage

has however now been reduced in the size and the summerhouse now omitted from the scheme. In this respect the applicant is now able to demonstrate that there is a trade off floor space argument to be made. In addition to this, the previous planning application was tested against PPG2, which has now been omitted and replaced by the National Planning Policy Framework.

- 22 The NPPF allows for the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.
- 23 As stated in the previous paragraph, despite not meeting the cumulative criteria of H14B (criterion 2), the proposed building would replace an existing one, of the similar size and therefore would have no greater impact in floor space terms. Although the building is slightly higher (1 metre in total at its highest point), this increase would however enable cars to be parked in it as it is currently not high enough. Given that that this would be a limited increase, I consider that the impact on the openness would be no greater than the existing building. Therefore my conclusion would represent appropriate development in the circumstances.

Impact on the landscape character of area and AONB

- 24 The application site is also located in a highly sensitive area within the AONB. As stated in NPPF, the primary purpose of this designation is to conserve and enhance the natural beauty of the landscape. The proposal also needs to be carefully considered against policies and EN1 from the Sevenoaks District Local Plan and policies LO8 from the LDF and C3 from the South East Plan which refers specifically to new development in the countryside. In addition to this the proposal also needs to be tested against policy H6B and the residential extension SPD.

- 25 The residential extension SPD, in terms of outbuildings in the AONB and GB it states:-

The outbuilding should be well designed in relation to the dwelling, compatible with the character of the area and designed and sited to minimise visual intrusion.

There should be no adverse impact on the character or openness of the countryside.

In order to contain the sprawl of buildings, any separate buildings should be located close to the original dwelling.

Garages and outbuildings should not compete with the main house. Often secondary buildings were traditionally erected with a simplicity of design. This may be used to good effect to reinforce the distinction between the original building and the secondary building.

- 26 It is proposed that the garage would be positioned on a concrete elevated platform at the front of the bungalow at the front of the site. There is a good degree of screening from vegetation along the front of the site.
- 27 In view of the existing building and its design, and its positioning, I do not consider that an objection to the garage (in particular its bulk and scale) can be made.
- 28 The design and appearance of the garage addition is however considered to be inappropriate in terms of its visual appearance and its impact on the character

and appearance of the area and streetscene. As stated above the garage would be located in front of the dwelling. The garage is considered in my view to be utilitarian/industrial in character and would be at odds with the character and appearance of the brick bungalow behind. This is predominately because of the materials proposed and their visual impact. In particular the sheet cladding is considered to be incongruous and would be alien in the context of the site and compete in visual terms with the main house.

- 29 Application SE/11/01670/FUL was refused to erect a garage in the same position and location on the 5th October, only on the grounds that the proposal would have an adverse impact on the openness of the Green Belt. There was however no design objection based on the previous scheme. The reason for this was because the application was explicit in the fact that the building would be constructed from blockwork and render with an insulated flat roof with hot laid bituminous felt. The new scheme however is noticeably different in terms of the materials proposed, as the scheme put forward now seeks to use sheet cladding instead. It is this change that in my view makes the scheme unacceptable and alien in its character and appearance. It is considered that a blockwork and render finished garage would have been a lot more sympathetic in terms of its visual impact in contrast to the metal sheeting building proposed, and this is the reason that no objection was raised previously on design grounds. The applicant has been contacted to amend the materials of the garage but he has advised that he intends to use only the metal sheeting in this case, and as such it is not considered to be prudent to impose a materials condition.
- 30 In view of the above I consider that the proposed garage would have an adverse impact on the character and amenity of the area and would conflict with the above aforementioned policies.

Impact on the amenity of adjacent properties

- 31 Policy EN1 from the Sevenoaks District Local Plan states that the proposed development including any changes of use does should not have an adverse impact on the privacy and amenities of a locality by reason of form, scale, height, outlook, noise or light intrusion or activity levels including vehicular or pedestrian movements.
- 32 The nearest property to the application site is Southfield, this is a large detached dwelling located to the south east.

Access

- 33 There are considered to be no adverse access issues with the proposal.

Conclusion

- 34 The design and visual appearance of the proposed garage is considered to be unacceptable.

Background Papers

- 35 Site and Block plans

Contact Officer(s):

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Kristen Paterson

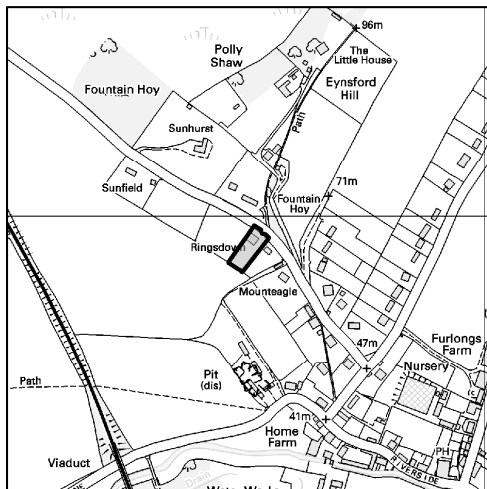
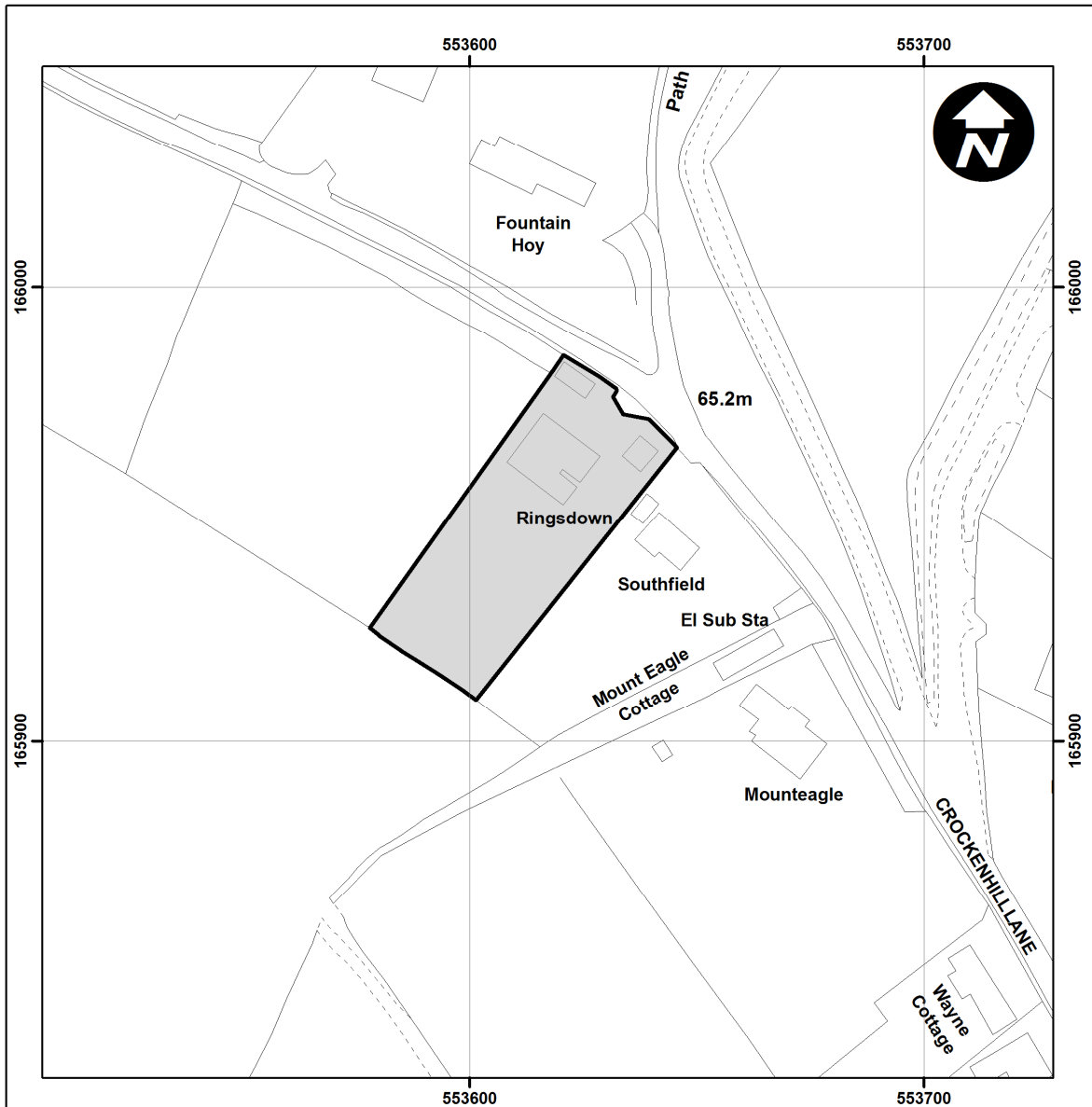
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=M3COVZBK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=M3COVZBK8V000>



Site Plan

Scale 1:1,250

Date 03.08.2012



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BLOCK PLAN

