

4.4 - SE/12/02072/HOUSE Date expired 2 October 2012

PROPOSAL: The erection of a two storey side extension, alterations to fenestration including the insertion of a juliet balcony on the first floor.

LOCATION: 63 Redhill Wood, New Ash Green, Longfield DA3 8QP

WARD(S): Ash And New Ash Green

#### ITEM FOR DECISION

This application has been referred to Development Control Committee as the joint owner of the site, Mrs Lesley Bowles, is Head of Community Development at Sevenoaks District Council.

**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 dwelling house as supported by Policy EN1 of the Sevenoaks District Local Plan.

3) The development shall be carried out in accordance with the following plans; Drawing No.1 Revision A proposed elevations and floor plans received 6 August 2012 and Drawing No.1 Revision A proposed and existing block plans received 6 August 2012.

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 CC6

Sevenoaks District Local Plan - Policies EN1 and 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.

### Description of Proposal

1. The proposal is for a two storey side extension with a footprint of 4 metres by 6.8 metres. The proposal will be the height of the existing dwelling and extend both the front and rear building lines. The roof shape will reflect that of the existing roof.
- 2 In addition the proposal plans to alter the existing bedroom window on the first floor rear elevation to a floor length window with a Juliet balcony, to serve as an open plan study.

### Description of Site

- 3 The site is a two storey detached property within New Ash Green. The area is semi rural in character and characterised by large dwellings within generous plots. 63 Redhill Wood is one of three properties accessed via a wide turning circle adjacent to the main road.

### Constraints

- 4 Area of Special Control of Adverts
- 5 Tree Preservation Order along the northern boundary of the site.

### Policies

#### *South East Plan*

- 6 Policies - CC6

#### *Sevenoaks Core Strategy*

- 7 Policy - SP1

#### *Sevenoaks District Local Plan*

- 8 Policies - EN1 and H6B

#### *Other*

- 9 National Planning Policy Framework

### Planning History

- 10 None

### Consultations

#### *Parish/Town Council*

- 11 The Parish Council has no objection to the application as long as it does not conflict with local planning policy.

## Representations

- 12 3 neighbours have been consulted. A site notice was posted on 20.08.2012 and a notice was published in the local press on 16.08.2012. No representations have been received.

## **Group Manager - Planning Appraisal**

- 13 The principal issues in this instance are the impact of the proposal on the character of the dwelling house; the existing area; and any impact on the neighbouring properties in terms of loss of daylight, outlook or privacy. Policies EN1 and H6B of the Sevenoaks District Plan apply as do policies CC6 of the South East Plan and SP1 of the Sevenoaks Cores Strategy.

## Size, bulk, design and impact on street scene:

- 14 Policy EN1 of the SDLP identifies a broad range of criteria to be applied in the consideration of planning applications. Criteria 1 states that the form of the proposed development, including any buildings or extensions, should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. The design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard. Policy H6B of the SDLP states that residential extensions shall be subject to the principles in Appendix 4. Amongst other things, Appendix 4 states that the extension itself should not be of such a size or proportion that it harms the integrity of the design of the original dwelling or adversely affect the street scene.
- 15 The design of the proposal will reflect the main dwelling in terms of the proposed fenestration and roof shape. As a result the proposal will not result in an unacceptable form of development that will detract from the character of the dwelling.
- 16 The immediate street scene is characterized by larger dwellings and on the west side of the road, opposite the turning area the dwellings are smaller, and in smaller plots. They are also at a higher level than the application site which makes them more prominent. No. 63 is set well back from the road itself and there is a mature tree in the amenity area to the front which partially screens it from views to the west.
- 17 The Supplementary Planning Document for Householder Extensions puts great emphasis on loss of space resulting from the erection of two storey side extensions. However as the large open spaces that characterise the area will be maintained then it is felt that the current proposal will not have a negative impact in this respect.

## Impact on residential amenity

- 18 Criteria 3) of policy EN1 of the SDLP states that the proposed development must 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. Appendix 4 to H6B also states that proposals should not result in material loss of privacy, outlook, daylight or sunlight to habitable rooms or private amenity space of neighbouring properties, or have a detrimental visual impact or overbearing effect on neighbouring properties.

- 19 The closest neighbour is 64 Redhill Wood to the south of the property. There is two metres between the flank elevation of 63 and the shared boundary. There are 8 metres between the two facing elevations of the dwellings. The proposed work will take place on the north side of the property and will therefore not impact on the amenities of 64.
- 20 To the north the neighbouring property (62 Redhill Wood) is approximately 20 metres away. There are no windows proposed in the side elevation of the property and therefore there will be no impacts on the amenities of the neighbours.
- 21 Any side windows created under permitted development rights at first floor or roof level are required to be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window can be installed. Given this and the distance between the two properties it is felt that a condition will not be required to safeguard the future privacy of the occupants.
- 22 There are no neighbours to the rear of the property as the ground level slopes down to open fields beyond the residential boundary.

#### Highways

- 23 The proposal will turn the property from a three bedroom house to a five bedroom house. The Kent County Council maximum parking standards are set out in the Kent Design Guide Review Interim Guidance Note 3 for Residential Parking as 2 independently accessible parking spaces. There is a single garage and driveway to the front of the property. These spaces would not be considered independently accessible. However there is also considerable on street parking. Given this it is felt that the proposal cannot be refused on highways grounds.

#### Trees

- 24 The trees along the northern boundary of the site are the subject of a Tree Preservation Order. These are in the front garden of the site and will not be impacted upon by the proposal, or any associated works traffic.

#### Access issues

- 25 The access to the site is not being altered.

#### **Conclusion**

- 26 Given the above the proposal is found to be in accordance with the relevant policies at regional and local level. There will not be an unacceptable impact on the character of the street scene, the wider area or the amenities of neighbouring properties in terms of loss of light, outlook, or privacy.

#### **Background Papers**

Site and Block plans

Contact Officer(s):

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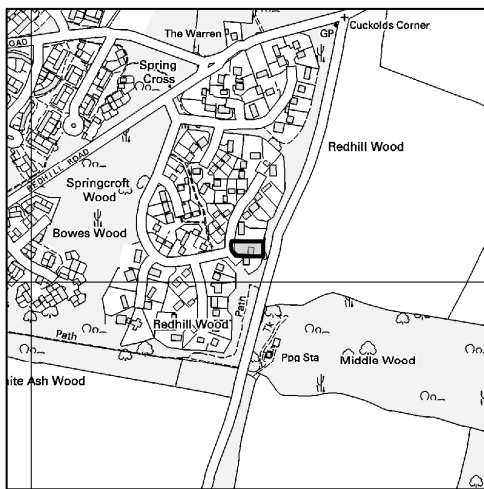
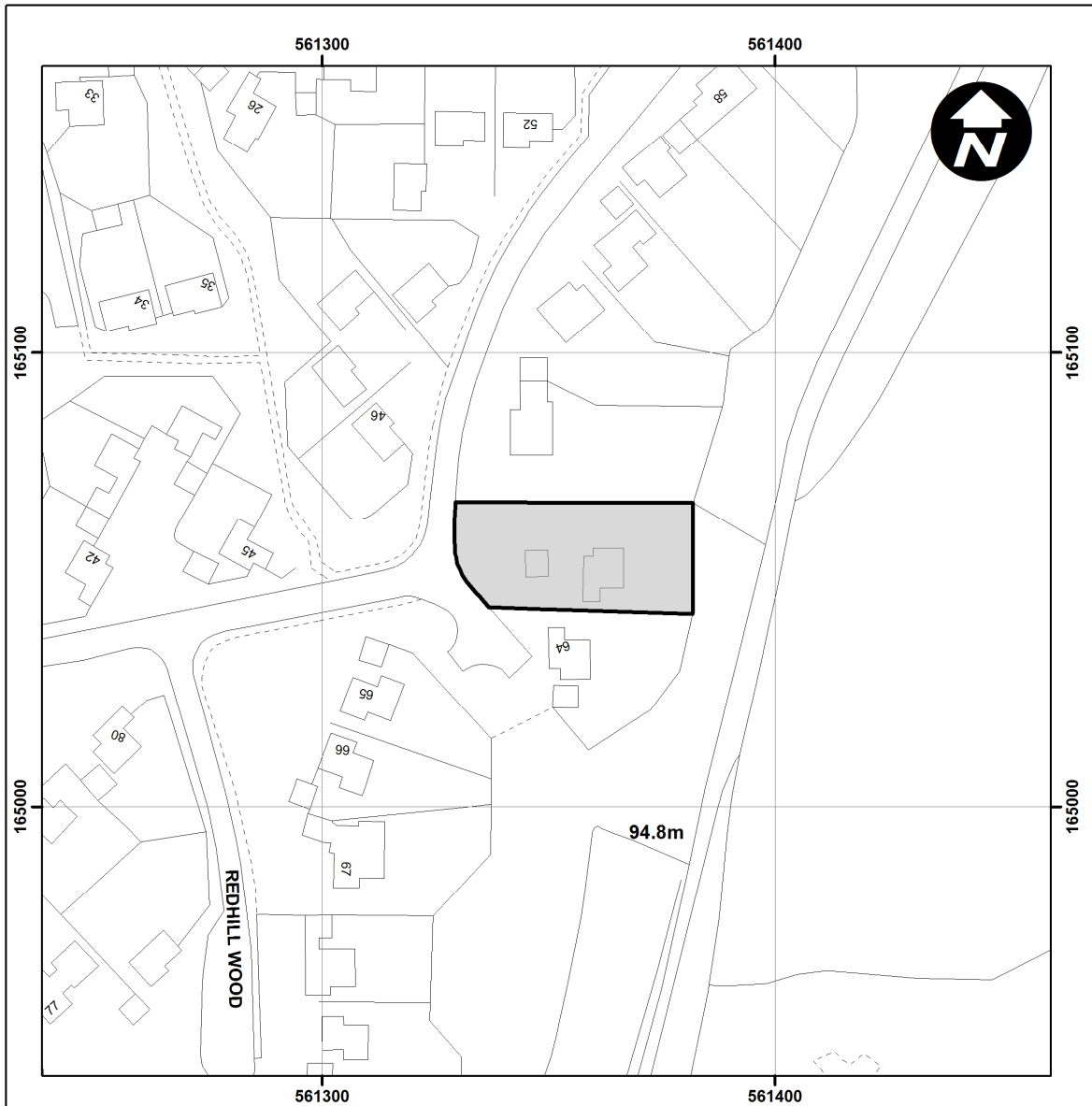
Kristen Paterson  
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=M8BNI6BK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=M8BNI6BK8V000>



# Site Plan

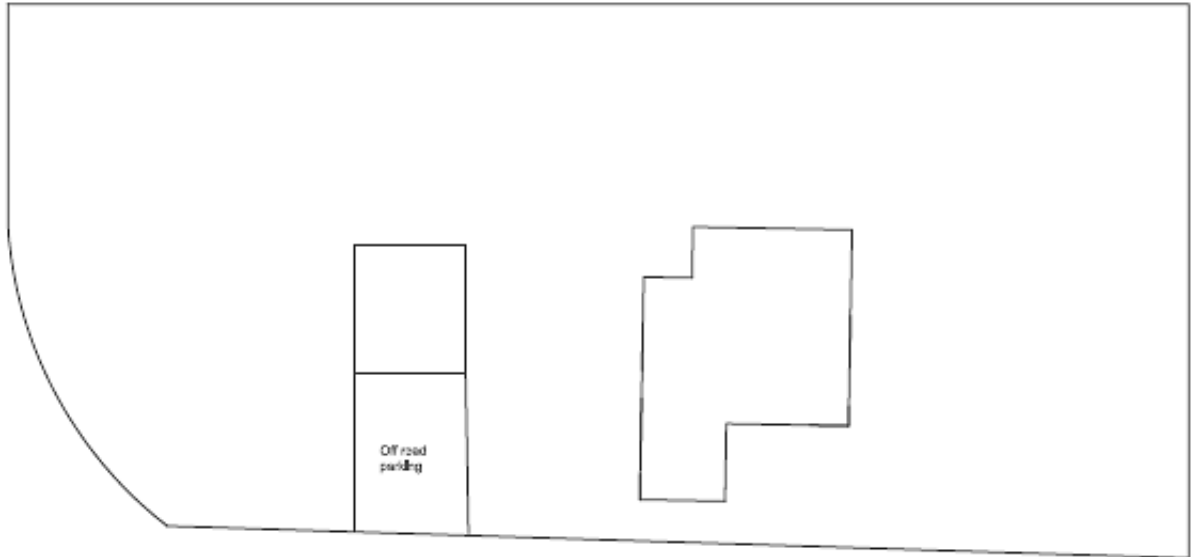
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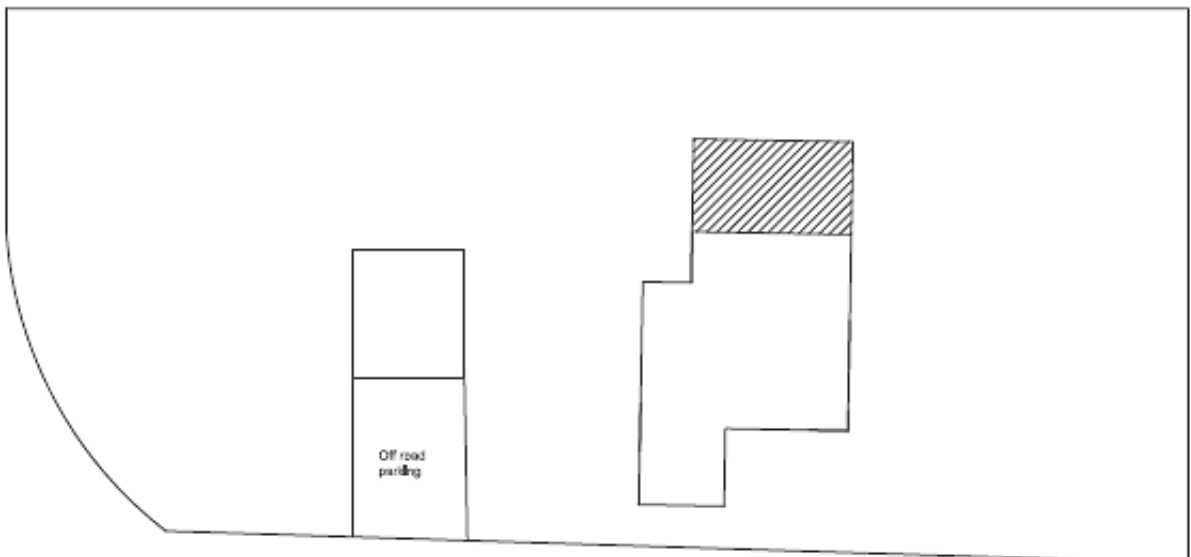


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BLOCK PLAN



Existing block plan



Proposed block plan