

4.5 – SE/12/02389/HOUSE Date expired 5 November 2012

PROPOSAL: Erection of a single storey rear extension

LOCATION: 22 Longmeadow, Riverhead TN13 2QY

WARD(S): Dunton Green & Riverhead

#### ITEM FOR DECISION

The application has been referred to Development Control Committee by Councillors Kim Bailey and Cameron Brown, who have concerns regarding the possible detrimental impact of the extension on the character and appearance of the street scene.

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

3) The development hereby permitted shall be carried out in accordance with the following approved plans: 12/1161/01, 12/01161/02

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 CC6

Sevenoaks District Local Plan - Policies EN1

Sevenoaks District Core Strategy 2011 - Policies SP1

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

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

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

### Description of Proposal

- 1 It is proposed to erect a single storey rear extension.
- 2 The extension is to provide suitable ground floor accommodation for an elderly gentleman with a physical disability.
- 3 The extension has a flat roof with a lantern light and measures 4.05m in depth, 2.9m in height (to eaves, a further 0.55m for the lantern roof light) and will extend to the full width of the property (8.65m).

### Description of Site

- 4 The application site lies within the Long Meadow development in Riverhead, Sevenoaks. The application property is sited adjacent to Chipstead Lake.
- 5 The Long Meadow development was originally granted permission in 1994/5 (94/01593)
- 6 No 22 is a detached property sited adjacent to the lake.

### Constraints

- 7 None.

### Policies

#### *Sevenoaks District Local Plan*

- 8 Policies - EN1, VP1

#### *Sevenoaks Core Strategy*

- 9 Policy - SP1

#### *Other*

- 10 Supplementary Planning Guidance Document 'Residential Extensions'
- 11 National Planning Policy Framework (NPPF)

### Planning history

- 12 SE/11/00518/FUL Change of use from amenity open space to enclosed residential garden. Refused. Appeal dismissed.
- 13 98/01716/HIST (No 22) Bedroom extensions above garage. As amended by drawing received with letter dated 9.9.98. As amended by drawing received 9.10.98. Granted
- 14 95/01954 Details of siting, design, boundary treatment, levels, public open space, flood control measures and acoustic insulation of 212 dwellings pursuant to conditions 1(part), 4,5,8,11,12 and 13 of p.p.SE/94/1593 as per the plans in the schedule. Granted

- 15 94/01593 (Outline) Application for residential development for minimum of 205 dwellings & maximum of 225 dwellings. As amended by letter & plans dated 23.3.95. As amplified by letter dated 4.4.95. Also amended by letter & plan dated 5.4.95. Granted.

### Consultations

#### *Parish Council*

- 16 Riverhead Parish Council – *Objections: The flat roof extension is unacceptable as indicated in Planning Guidelines.*

### Representations

- 17 None received.

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

- 18 The main considerations of this proposal are:

- The impact upon the character and appearance of the existing property and area
- Impact upon residential amenity;
- Highways/rights of way issues.

#### *Impact upon the character and appearance of the area*

- 19 Policies EN1 (from SDLP) and CC6 (from SEP) state 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. This policy also states that the design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard and that the proposed development should not have an adverse impact on the privacy and amenities of a locality.
- 20 Also relevant is policy SP1 from the Sevenoaks Core Strategy which states ‘All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated’.
- 21 NPPF states that ‘the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.’
- 22 The application property benefits from full permitted development rights and so the proposed extension requires planning permission due to the additional 5cm of depth (over the permitted 4m). The extension complies with permitted development rights criteria in all other respects.
- 23 Given the matching materials and limited scale, it is not considered that the proposed extension detracts from the character and appearance of the existing dwelling.

- 24 The Supplementary Planning Guidance Document 'Residential Extensions' states that on rear extensions, '*Flat roofs should also be avoided on prominent and large single storey extensions.*'
- 25 It also states that '*on detached houses situated close to a neighbouring property, extensions should generally extend no more than 4 metres from a rear elevation.*'
- 26 As stated above, it is not considered that the extension is large (given its similarity to a permitted development extension), and given the site characteristics (and scale), it is not considered that the proposal conflicts with this advice.
- 27 In terms of the wider street scene, it should be noted that other properties in the vicinity have extended to the rear, indeed a similar flat roofed (with lantern roof light) 4.2m depth extension was approved at No 34 (08/01013/FUL).
- 28 The application site is more prominent than No 34, given the footpath that runs along the property and separate it from its northern neighbour, no 20. The extension will therefore be visible from this footpath.
- 29 However, given the limited scale of the extension and the fact that it does not detract from the visual amenity of the existing dwelling, it is also not considered that the proposed extension detract from the wider street scene.

#### *Impact upon residential amenity*

- 30 Policy EN1 from the Sevenoaks District Local Plan states that the proposed development 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.
- 31 The proposed extension extends up to the boundary with the adjacent neighbour no 24.
- 32 However this neighbour is set slightly back of the application property (by approximately 500m) and the extension does not conflict with the 45 degree line when drawn from the nearest ground floor habitable room window.
- 33 It is not therefore considered that the proposed extension will have a detrimental overbearing or overshadowing impact upon this property therefore the proposal would comply with policy EN1 of the Local Plan in this regard.

#### Other matters

- 34 Notwithstanding the above, the Parish Council has objected on the grounds of the flat roof being contrary to guidelines. It is unclear which guidelines exactly this refers to however as stated above, given that the extension is considered to be sympathetic to the existing property and limited in scale, it would not conflict with the general design guidance in the 'Residential Extensions SPD.

#### **Conclusion**

- 35 In summary, it is considered that, on balance, the proposed single storey rear extension will not detract from the character and appearance of the street scene, or have a detrimental impact upon the amenities of the neighbouring properties.

The proposal therefore complies with Policy EN1 of the Local Plan and SP1 of the Core Strategy.

36 Recommendation – Approve.

### Background Papers

Site and Block Plans

Contact Officer(s): Ben Phillips Extension: 7387

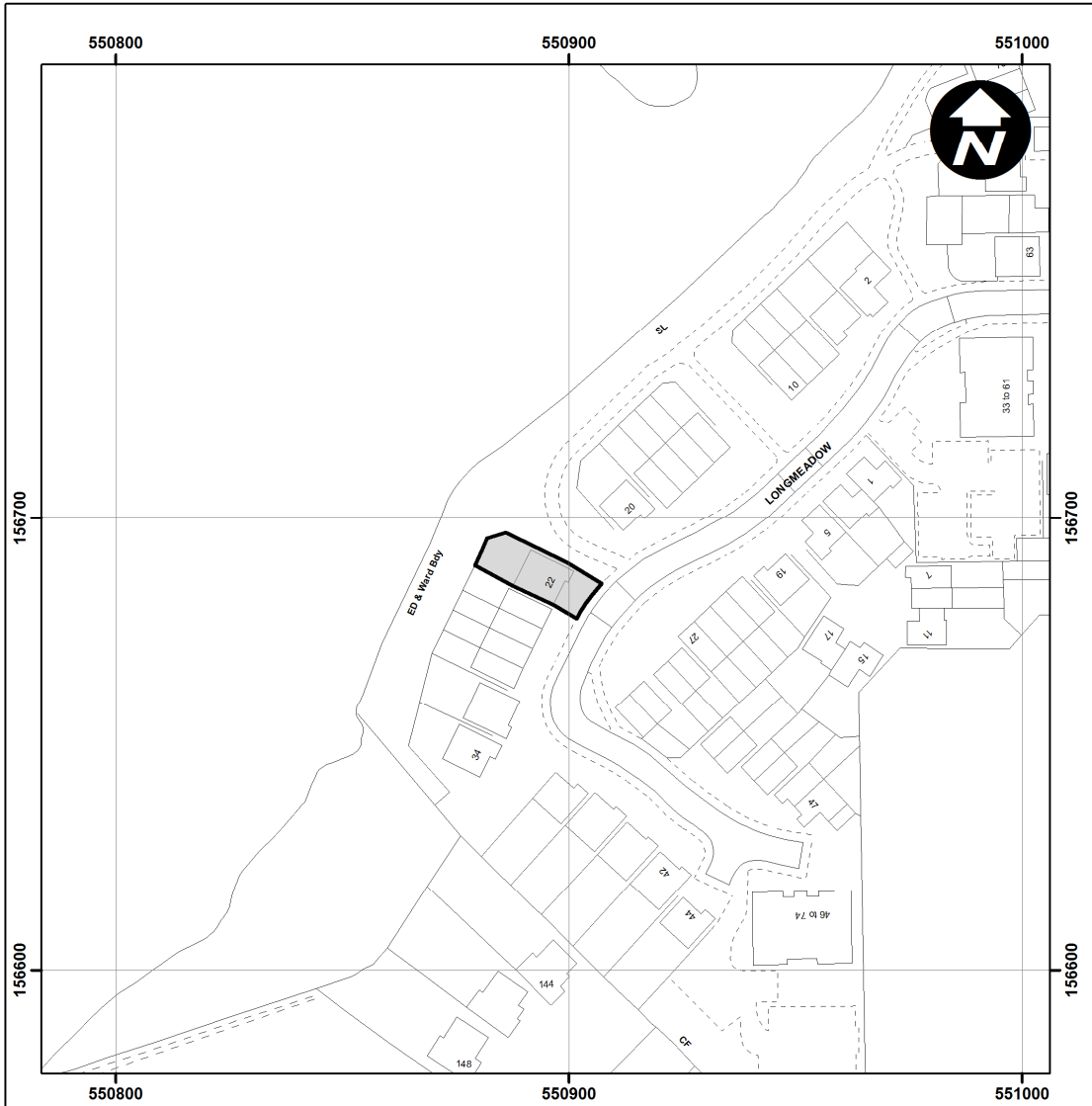
**Kristen Paterson**  
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MA505VBK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MA505VBK0L000>



# Site Plan

**Scale** 1:1,250  
**Date** 02.11.2012



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BLOCK PLAN

