

increased the size of the extension by 0.15 metres from the previously approved scheme.

4. You will see from the table below that this is not the case:

	08/00823	13/00139
Original house (elevation) width (wall to wall inc. garage)	17.2m	17.2m
Proposed extension (plan) width	4.6m	4.6m
Distance to border (from plan)	1.15m	1m
Width of eaves (from plan)	0.3m	0.2m

5. The proposed two storey part of the extension has not increased in width from the previously approved scheme. In light of this information we are therefore seeking clarification from the committee whether they still wish to refuse the application on both grounds previously given.
6. The officer's recommendation in light of the above is that the application is only refused by reason 2, relating to the front extension as this is the only part of the proposal which differs in size to the scheme originally approved.

Background Papers

Site and Block Plans

Contact Officer(s): Guy Martin Extension: 7351

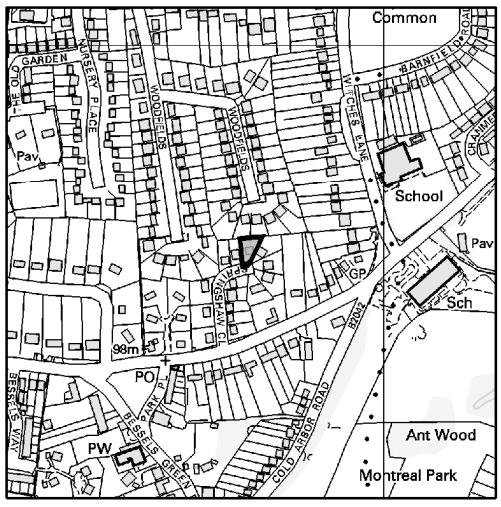
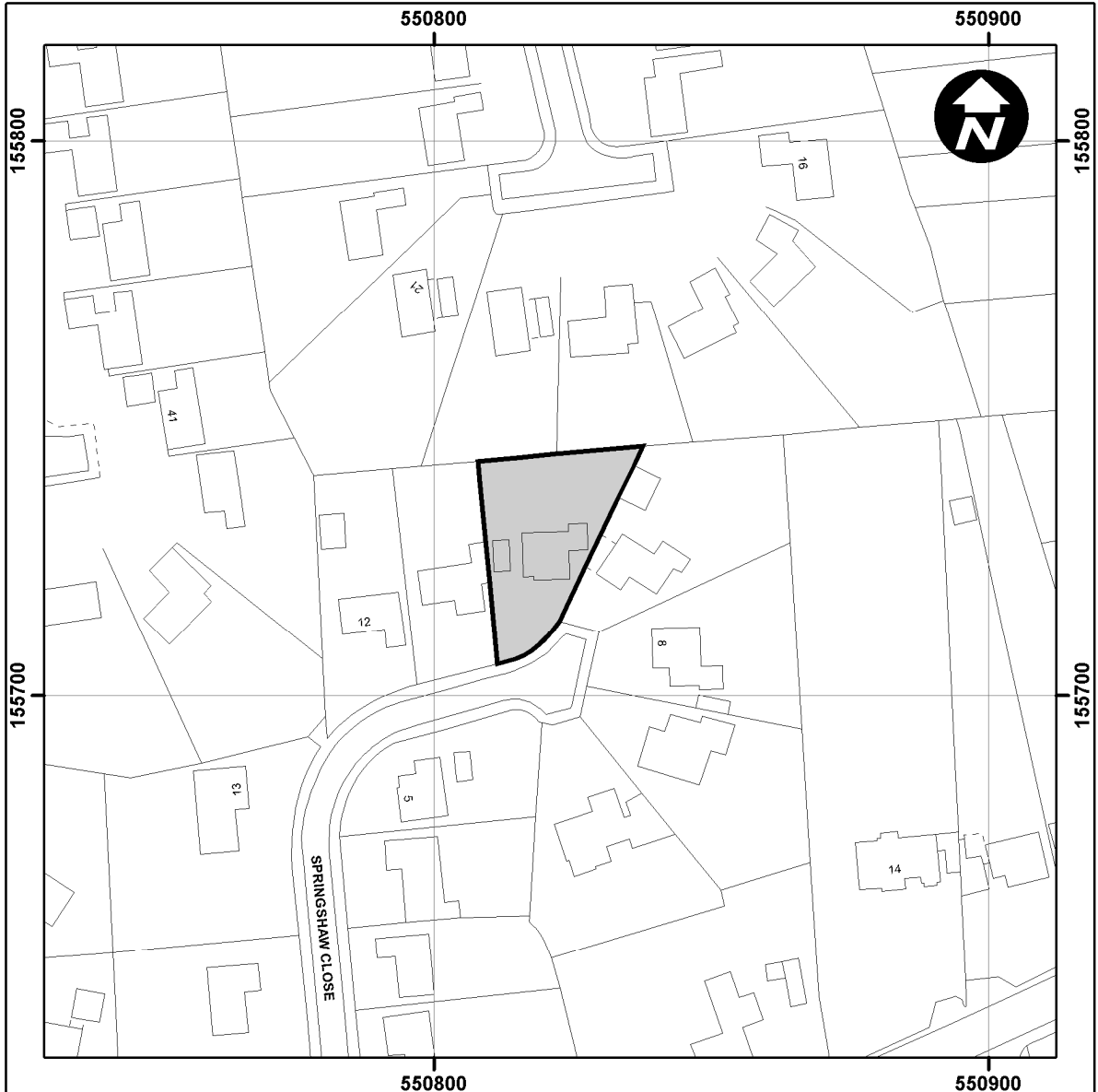
Pav Ramewal
Chief Executive Designate

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MGTADDBK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MGTADDBK8V000>



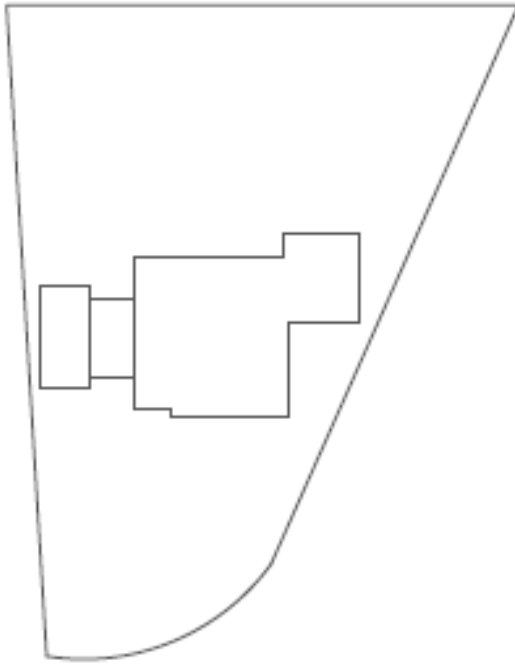
Site Plan

Scale 1:1,250
 Date 25/04/2013

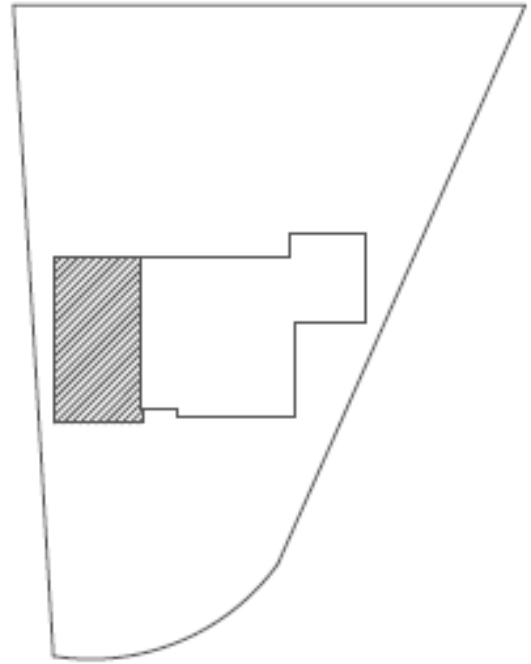


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BLOCK PLAN



Existing Block Plan



Proposed Block Plan

- 1 The two storey side extension extends from the west of the original house by 4.1m with a total depth of 8.1m replacing a single storey attached garage.
- 2 The rear wall of the extension matches the depth of the existing house and the extension rises to a height of 7.4m with a hipped roof.
- 3 A single storey ground floor extension serving the garage extends forward from the two storey extension for a distance of 0.8m with a tiled angled roof above rising to 3.4m.
- 4 The first storey extension would serve two bedrooms with integral bathrooms.
- 5 The development would comprise of mixed red wall tiles, brown plain concrete roof tiles and a white plastic double glazed windows all to match the existing house.
- 6 As laid out in paragraph 19, the works have taken place on site, but have not been completed

Description of Site

- 7 10 Springshaw Close is a detached property located at the end of a cul de sac within the urban confines of Sevenoaks. The road comprises of detached two storey houses set back from the roads with plots of different widths.

Constraints

- 8 Urban Confines of Sevenoaks

Policies

Sevenoaks District Local Plan

- 9 Policies - EN1, H6B and Appendix 4

Sevenoaks Core Strategy

- 10 Policy - SP1

Other

- 11 Sevenoaks District Council (SDC) Residential Supplementary Planning Document (SPD)
- 12 National Planning Policy Framework
- 13 SDC Residential Extensions SPD

Planning History

- | | | | | |
|----|-------------------|---|---------|----------|
| 14 | SE/12/02478/HOUSE | The erection of a two storey side extension | REFUSED | 11.01.13 |
| 15 | SE/11/00039/EXTLM | Application to extend the time limit of an extant | GRANT | 04.03.11 |

		planning permission approved under reference SE/08/00823/FUL - Demolition of existing garage and link to house, erection of two storey extension.		
16	SE/08/00823/FUL	Demolition of existing garage and link to house, erection of two storey extension.	GRANT	08.05.08
17	SE/03/01410/FUL	Demolition of existing garage and link to house. New two storey side extension, as amended by revised plans received 8.8.03 reducing ridge height of extension from 8.2m to 7.2m.	GRANT	26.08.03
18	SE/00/01430/FUL	First floor side extension (built off existing ground floor side extension).	GRANT	27.07.00
19	On the site visit for this application it was noted that the works that had been carried out on site did not match the planning application SE/11/00039/EXTLMT that had been approved or the plans for this current application. The alterations that took place on site that differed from the approved plans included a change to the roof design and the fenestration. The amendments are as described in paragraph 24 of the report, but for clarification they are no closer to the neighbouring property (11 Springshaw Close).			
20	The owner was advised to stop work and amended the current application to match the works that had taken place on site, but which had not been completed.			
21	The Good Practice Guide on Enforcing Planning Control paragraph 3.7 states that: 'Whenever it is appropriate, the usual alternative to taking formal enforcement action is to invite a retrospective application. In approaching this possibility, the LPA should consider the merits of granting planning permission for unauthorised development in the same way as they would approach a planning application for proposed development. The fact that the development has already taken place should make no difference to the LPA's consideration of its merits.'			

Consultations

Chevening Parish Council:

22 'Objection for the following reasons:

(Item No 4.5) 3

(Item No 4.4) 7

The Parish Council notes with concern that the garage is already under construction, without Planning Consent. The garage is projected forward by 1 metre and the adverse effect on the neighbouring property is self-evident. This addition is somewhat less than 1 metre from No 11 in places and creates overshadowing which is detrimental to the amenities of that property. The projection is in front of the building line and higher than the fence and so creates an unacceptable impact on No 11. Due to the orientation of No 10 on its plot, any projection will come closer to No 11. There are no plans showing the proposed development within the boundary of the plot but there remains doubt that the two storey extension is less than 1 metre from the boundary.

Representations

- 23 Two letters received objecting that the proposal is not in keeping with the proportionality of surrounding properties, that the protrusion of the garage beyond the front of the property will impact upon the amenities of the adjacent property, would be within one metre of the boundary and would overshadow the adjacent property.'

Group Manager Planning Services Appraisal

- 24 In considering this application note is made of planning application SE/08/00823 which was granted permission for the demolition of the existing garage and link to house and the, erection of a two storey extension. The time limit for this application was extended for a further three years in 2011 (SE/11/00039/EXTLMT) and accordingly is an extant planning permission. This permission differs from that now under consideration in that the garage is projected forward by an additional 0.8m with a width of 2.35m resulting in the loss of a ground floor window on the properties front elevation. The fenestration on the front and rear elevations has also moved.

Principal Issues

- 25 The principal issues are:
- Impact on the character of the area and the street scene;
 - Impact on residential amenity;

Impact on the character of the area and the street scene

- 26 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 of Appendix 4. Amongst other things, Appendix 4 states that the extension should not be of such a size or proportion that it harms the integrity of the design of the original dwelling or adversely affects the street scene. The extension itself should not be of such a size or proportion that it harms the integrity of the design of the original dwelling. In addition Appendix 4 also states that a minimal distance of 1m is normally necessary for two storey extensions where extensions which extend to the side boundary of the property could lead to visual terracing.

(Item No 4.5) 4

(Item No 4.4) 8

- 27 The Sevenoaks Residential Character Area Assessment SPD, which was adopted in April 2012 states that Springshaw Close comprises of detached two storey houses set back behind unenclosed or partially enclosed front gardens on plots with different widths. The houses are individually designed with hipped or gabled roofs, some with forward facing symmetric or asymmetric gables or roofs extending down to ground floor level.
- 28 In reviewing the properties within Springshaw Close they comprise a variety of different designs with some properties located within the middle of their plots whilst others are set against the border. 10 Springshaw Close is set back from the road at a distance of approximately 12m from the road with a hedge lying on the front boundary. The single storey garage which previously was located on the plot lies on the site of the two storey extension and accordingly the proposal does not bring the built form of the house any closer to the boundary.
- 29 The distance between the extension and 11 Springshaw Close is 1m, adjacent to the front of the garage, widening towards the back to a distance of 1.7m. Accordingly the extension would not result in visual terracing as viewed from within the street scene. The extant planning permission would enable a two storey extension to be built within 1m of the boundary. No 11 has a first floor side extension and ground floor extension that abuts the boundary and has already enclosed this gap to some extent under a 2003 permission.
- 30 The proposed two storey side extension would be well proportioned and presents a satisfactory composition with the house with a subservient ridge height which minimises the bulk of the development. Whilst the proposal does increase the bulk of the property, Springshaw Close comprises of a variety of different styled properties and the development would not in my view be of such a scale that it would be detrimental to either the house or the street scene. The development would incorporate materials and fenestration in keeping with the existing house.

Impact on residential amenity

- 31 Policy EN1 of the SDLP identifies a broad range of criteria to be applied in the consideration of planning applications. 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. Sevenoaks District Councils Residential Extensions Supplementary Planning Document states that an extension should not cause any significant loss of daylight for a significant part of the day to habitable rooms in neighbouring properties.
- 32 The proposed development would be set back from the road at a distance of approximately 12m and from the rear boundary of the house by approximately 13m. The property behind, No. 20 Woodfields lies approximately 18m from the boundary which comprises of mature trees and in light of the distance and trees on the boundary the impact of the proposal upon this property would be minimal.
- 33 The only property potentially impacted upon would be No. 11 Springshaw Close located to the west of the property. No. 9 to the east is screened from the proposal by the bulk of the existing dwelling.

- 34 The proposed development would result in a two storey side extension adjacent to No. 11. This property possesses a first storey bedroom window which would directly overlook the extension; however the impact to this room would be minimised as a consequence of the room possessing a second window overlooking the rear garden.
- 35 No. 11 possesses two ground floor windows which according to our historical records serve a utility room and a sitting room and lie adjacent to the boundary which comprises of a 1.8m close boarded fence. From visiting the site the sitting room is used as a study. These windows face south and east respectively of which only the upper part of the window is visible above the fence from 10 Springshaw Close. The south facing window is obscure glazed. The principal elevation of the two storey extension is set back from both of the windows however the proposal does incorporate a 0.8m single storey ground floor extension extending the length of the garage. The single storey extension would be set forward from the south facing window and would be set back from the east facing window.
- 36 Due to the single storey aspect being set forward of the south facing utility room, whilst there would be some loss of daylight to the utility room this would be minimised by the impact of the adjacent fence. Due to the utility room not being a habitable room, (defined as a lounge, dining room, kitchen/diner or bedroom) this would not warrant refusal of the proposal.
- 37 In respect to the sitting room, the east facing window would be set forward from the single storey aspect of the development and accordingly this window would not be affected by a loss of light.
- 38 Due to the height of the adjacent fence the outlook from both these windows would not be detrimentally impacted upon.

Conclusion

- 39 It is unfortunate that this development has not been carried out in accordance with approved plans. However, a breach of planning control is not in itself justification for refusing permission for retention of the completed development and the application has to be considered on its merits.
- 40 The proposal protects the character and appearance of the street scene and the amenity of residents. The development complies with policies EN1 and H6B of the Sevenoaks District Local Plan and Sevenoaks Residential Character Area Assessment Supplementary Planning Document.

Background Papers

Site and Block Plans

Contact Officer(s): Guy Martin Extension: 7351

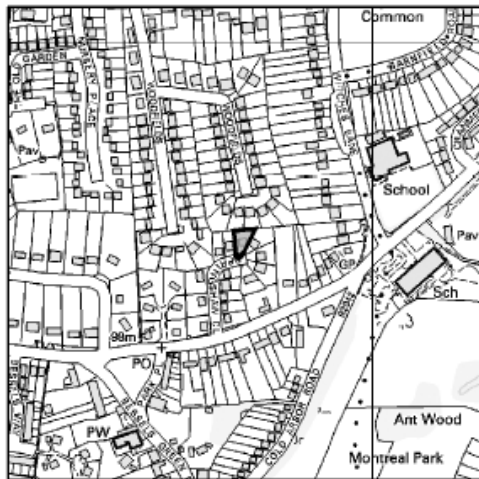
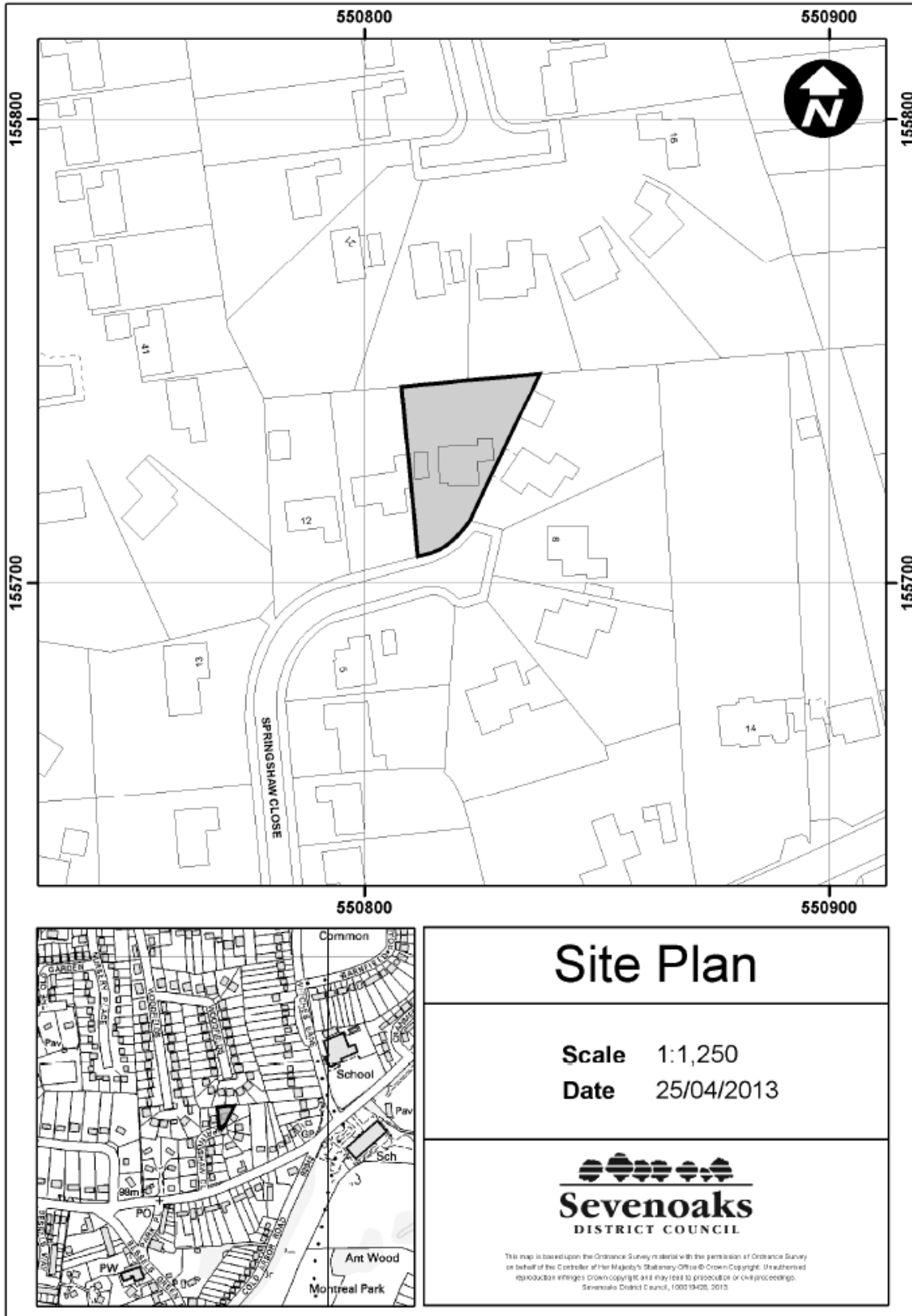
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Site Plan

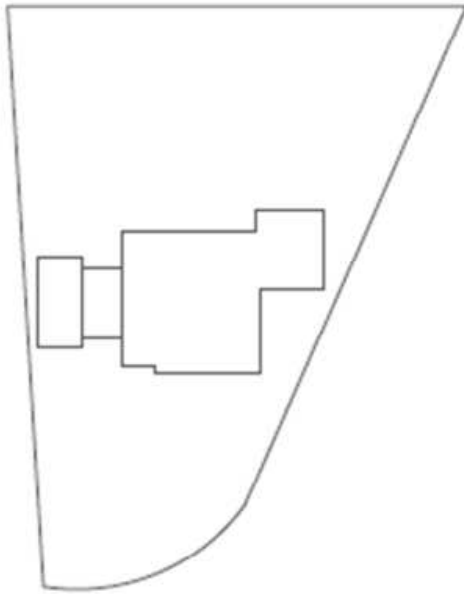
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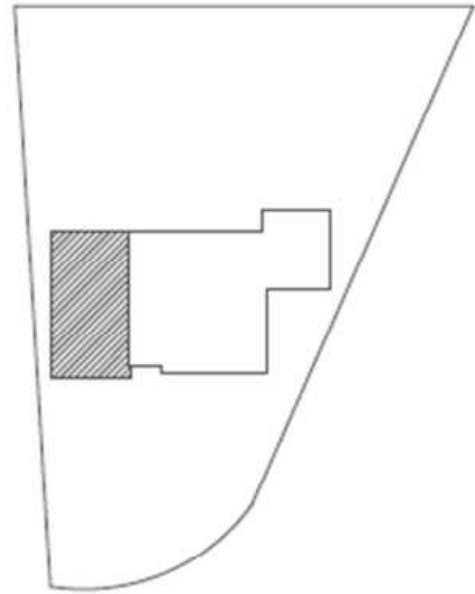
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Appendix A

BLOCK PLAN



Existing Block Plan



Proposed Block Plan