



## Policies

### *Sevenoaks District Local Plan (SDLP)*

7 Policies - EN1, H14A

### *Sevenoaks District Core Strategy*

8 Policies - L08, SP1

### *Other*

9 National Planning Policy Framework (NPPF)

10 Sevenoaks Residential Extensions Supplementary Planning Document (SPD)

## Planning History

11 SE/93/00806/HIST - Renewal of planning permission SE/89/0263 to convert redundant barn to dwelling (granted 21 September 1993).

12 SE/89/00263/HIST - Conversion of redundant barn to dwelling (granted 26 May 1989).

## Consultations

### *Hever Parish Council*

13 No objection.

### *Ward Councillor*

14 Councillor *Neal*: I think the design is aesthetically pleasing, compliments the existing building and is well within the 50% increase rule. Neither the neighbours, Parish Council nor indeed I have any objection so it certainly meets with local approval.

15 Furthermore if refused I believe they would stand a very good chance of winning an appeal which could prove expensive for SDC.

## Representations

16 None received

## **Group Manager Planning Services Appraisal**

### Principal Issues

#### *Design, Scale and Bulk*

17 Policy SP1 of the Sevenoaks District Core Strategy states that 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.

18 Policy L08 of the Sevenoaks District Core Strategy states that the countryside will be conserved and the distinctive features that contribute to the special character

of its landscape. The distinctive character of the High Weald Areas of Outstanding Natural Beauty (AONB) and its setting will be conserved and enhanced.

- 19 Policy EN1 of the Sevenoaks District Local Plan (SDLP) states that the form of proposed development 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.
- 20 The converted barn is traditional in appearance and is simple in design particularly on the front and flank elevations. The rear elevation whilst incorporating more glazing, its design is still subservient in appearance and the two small first floor windows are also modest in nature.
- 21 As detailed above, the rear extension will provide a floor area of 44m<sup>2</sup>. The structure will exhibit a pitched roof which will be 2.3 metres to eaves and 4.5 metres to roof pitch. However part of the rear extension will exhibit a glazed flat roof which will protrude outwards by 1.5 metres and meaning that the entire south-west elevation of the extension will be glazed.
- 22 In addition, the link extension will provide 3.4m<sup>2</sup> of floor area and will have a height of 2.4 metres.
- 23 It is considered that the design of the rear extension, whilst being concealed to the rear of the property, will appear unduly modern and will not be compatible with the simple design and traditional features of the converted barn. It is considered that the flat roof glazed section will appear incongruous and is not compatible with other buildings in the locality.
- 24 It is recognised that the link extension is concealed from the public realm and is minor in scale. However, as with the rear extension, this part of the development is fully glazed and also consists of a flat roof. It is considered that the proposed materials of the link extension will appear at odds with the original barn and will look awkward in its presence.
- 25 Given the sensitive nature of the site (in the Metropolitan Green Belt and High Weald AONB), it is considered that the design and proposed materials do not respond to the distinctive local character of the area in which the development is situated in.
- 26 With regard to the scale and bulk of the extensions, it is recognised that the floor area of the development closely matches the foot print of the original dwelling. It is regrettable that the eaves height of the main rear extension does not match the main dwellings lobby area (as identified on the north-east elevation) and that the pitch of the rear extension does not match this original feature of the barn. It is considered that the extension is not compatible in terms of scale and height to the original barn. The impact of the extension on the Green Belt will be assessed in the next section.
- 27 It is therefore considered that the proposal is not in accordance with Policies LO8 and SP1 of the Sevenoaks District Core Strategy or Policy EN1 of the Sevenoaks District Local Plan.

## Green Belt

- 28 Paragraph 87 of the NPPF states that as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 29 A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- 30 Policy H14A states that proposals to extend an existing dwelling in the Green Belt must comply with policy EN1 and the following criteria:
- 1) The existing dwelling was designed and originally constructed for residential use and built on permanent foundations to the site;
  - 2) The “gross floor area” of the existing dwelling plus the “gross floor area” of the extension does not exceed the “gross floor area” of the “original” dwelling by more than 50%;
  - 3) The proposed extension would not facilitate the creation of a separate residential unit;
  - 4) The design of the extension is sympathetic and well articulated to the existing dwelling and does not result in a large, bulky or intrusive building in the landscape;
  - 5) Extensions to mobile homes and buildings not designed for permanent residential use will not be permitted, neither will proposals to extend a converted dwelling;
- 31 The existing dwelling was not designed and originally constructed for residential use as it was previously a barn. The proposal is therefore not in accordance with criteria 1. In addition the proposal is to extend a converted dwelling (therefore not in accordance with criteria 5) and as such the proposal is contrary to Policy H14A.
- 32 However, the NPPF is specific in stating that extending a building is acceptable provided that it does not result in disproportionate additions over and above the size of the original building.
- 33 Whilst it is recognised that both the Applicant and Local Member have drawn attention to the 50% rule outlined under criteria 2) of Policy H14A, (the extension in fact represents an increase of 46.4%), due to the buildings non compliance with criteria 1) and 5) this would not be assessed in these circumstances.
- 34 The sole assessment therefore is to evaluate whether the proposed extension is disproportionate to the original building. It is considered that the above section (*design, scale and bulk*) identifies that the proposed extension is not sympathetic or well articulated to the existing barn due to its modern glazed appearance. Whilst it is accepted that the extension is concealed from the wider landscape it is deemed that the scale and coverage of the extension will result in a large bulky development to this modest traditional barn. For this reason it is considered that

the proposal is a disproportionate addition to the original building and is therefore not in accordance with Section 9 of the NPPF.

- 35 It is therefore considered that the proposal will result in a disproportionate addition to the building and is therefore not deemed to be in accordance with Section 9 of the NPPF or Policy H14A of the SDLP.

#### Other Issues

##### *Residential Amenity*

- 36 Policy EN1 of the SDLP states that proposed development 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.
- 37 It is considered that due to the rural nature of the site, the only property which may be affected by the proposals is the adjacent dwelling Little Buckhurst.
- 38 In terms of privacy, it is not considered that the proposal will lead to overlooking as the extension has been designed to ensure that there are no flank windows on the northern elevation.
- 39 In terms of outlook and daylight / sunlight, it is considered that due to the distance between the properties (13 metres), the single storey design of the development and the presence of the mature boundary hedge (which separates the two properties) it is not deemed that the proposal will lead to a loss of amenity.

#### **Conclusion**

- 40 It is considered that the proposal constitutes a disproportionate addition to the original barn. The development is therefore not in accordance with Section 9 of the NPPF or Policy H14A of the SDLP.
- 41 Furthermore it is deemed that the extension is not compatible with the existing dwelling and does not respond to the distinctive local character of the area. The proposal is therefore not in accordance with Policy SP1 of the Sevenoaks District Core Strategy or Policy EN1 of the SDLP.

#### **Background Papers**

Site and Block Plans

Contact Officer(s): Neal Thompson Extension: 7463

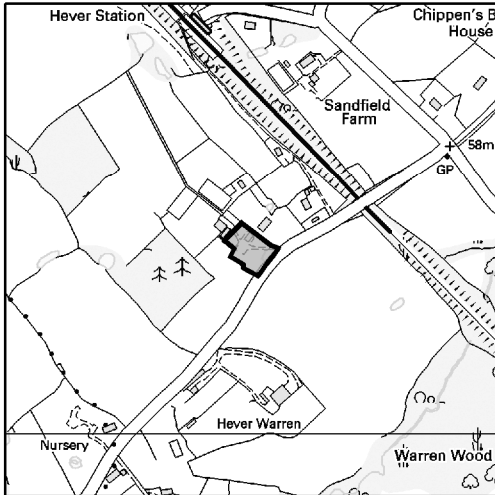
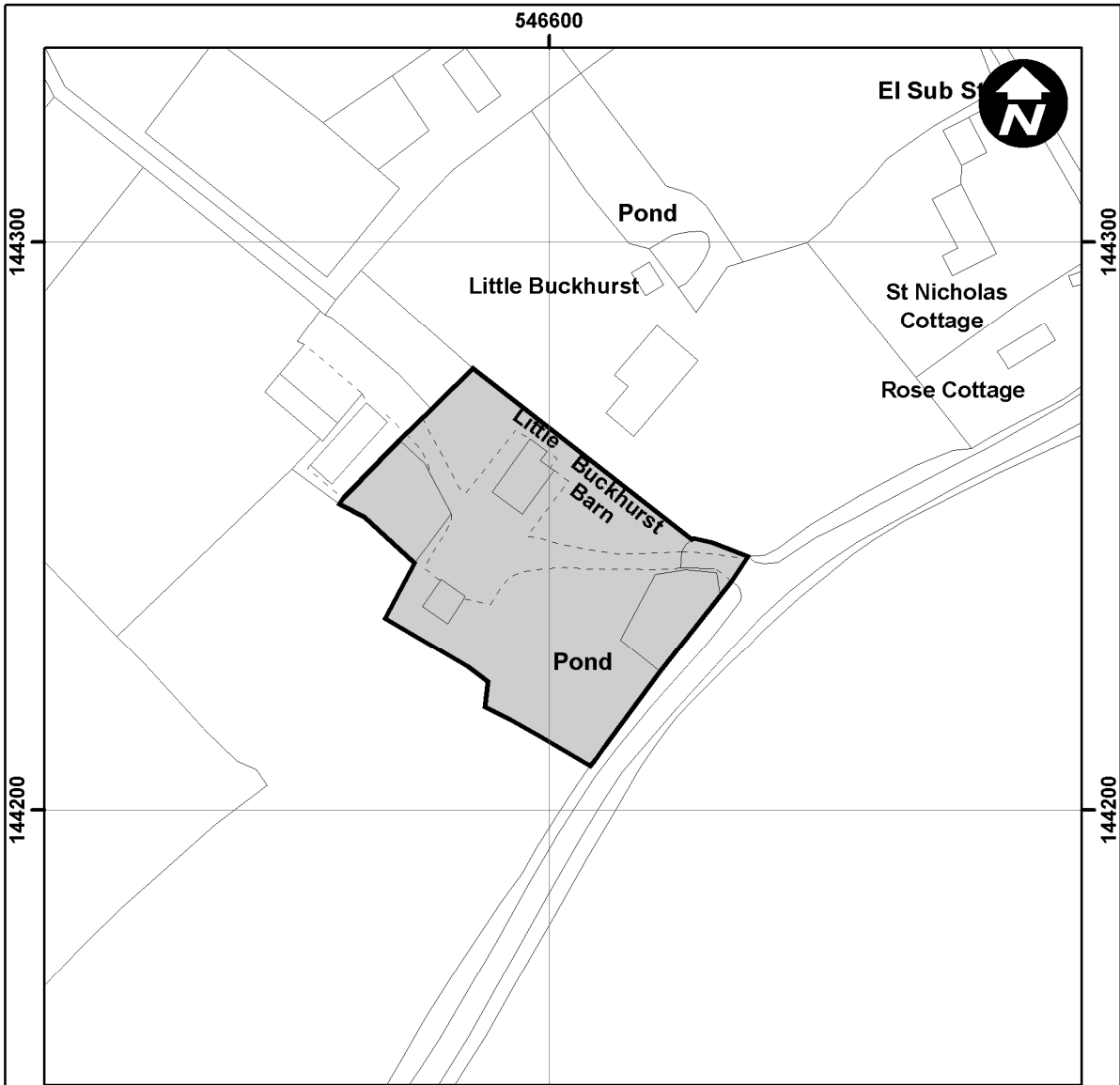
**Pav Ramewal**  
**Chief Executive Designate**

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MLCAEWBK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MLCAEWBK8V000>



# Site Plan

Scale 1:1,250

Date 25/06/2013



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**PROPOSED BLOCK PLAN**

