

4. - SE/13/01159/HOUSE Date expired 11 June 2013

PROPOSAL: The erection of a two storey side extension and alterations to no. 1 Plymouth Drive.

LOCATION: 1 Plymouth Drive, Sevenoaks TN13 3RW

WARD(S): Sevenoaks Town & St Johns

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillors Fleming and Raikes on the grounds that the proposal is out of keeping with the distinct local characteristics and fails to meet the high quality design that responds to the local area; Contrary to EN1 and the Sevenoaks Residential Character Area Assessment.

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 development shall be those indicated on the approved plan as detailed on the application form.

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 window within the south-eastern facing flank elevation shall be obscure-glazed and non-opening below a level of 1.7 metres (when measured above internal floor level) at all times.

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

4) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No's PD01, PD03, AX01, P702-1 Rev.A, received 16.04.13.

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:

Sevenoaks District Local Plan - Policies EN1, EN23, H6B, EN25A, EN25B, VP1

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.

The development would preserve the special character and appearance of the Conservation Area.

Description of Proposal

- 1 The erection of a two storey side extension and alterations to no. 1 Plymouth Drive.

Description of Site

- 2 The site consists of No.1 Plymouth Drive, within the built urban confines of Sevenoaks. The street scene is characterised by detached dwellings that are set within plots of varying size and shape. The existing dwelling at No.1 Plymouth Drive is located at a higher land level than that of the application site with the land sloping in gradient from the north-west to the south-east. The neighbouring properties within Plymouth Park to the east and north east are located at a lower land level than that of the application site.
- 3 The site is not located within an Area of Outstanding Natural Beauty or the Metropolitan Green Belt.
- 4 The site is located adjacent to The Vine Conservation Area.

Constraints

- 5 Area of Archaeological Potential
- 6 Agricultural Land Value
- 7 Airfield Safeguarding Zone
- 8 Aquifer Protection Zone
- 9 Radon

Policies

Sevenoaks District Local Plan

- 10 Policies - EN1, EN23, EN25A, EN25B, VP1

South East Plan

- 11 Policies - SP1

Sevenoaks District Core Strategy

- 12 Policies -SP1

Other

- 13 Residential Extensions Supplementary Planning Document
- 14 Sevenoaks Residential Character Area Assessment
- 15 National Planning Policy Framework

Planning History

- 16 12/03391/FUL - The erection of a two storey side extension and alterations to no. 1 Plymouth Drive and the erection of a three bedroom detached dwelling (refused 14.02.13)
- 17 11/01125/FUL - Erection of detached dwelling with integral garage (amended scheme pursuant to refused planning application SE/10/01407/FUL). Amended plans received 25.07.11 indicating revised scheme (refused). Dismissed at Appeal.
- 18 11/00640/LDCPR - Erection of single storey rear extension (granted 10.05.11)
- 19 10/01407/FUL - Erection of detached dwelling with integral garage (Amended scheme following refusal of planning application SE/09/02881/FUL) (refused 26.07.10). Dismissed at Appeal.
- 20 10/01406/FUL - Erection of single storey side extensions, single storey rear extension to form porch and creation of new access and re-orientation of garage (amended scheme following refusal of planning application SE/09/02880/FUL) (refused 23.09.10). Allowed at Appeal.
- 21 09/02881/FUL - Erection of a five bedroom dwelling (refused 08.02.10)
- 22 09/02880/FUL - Erection of two storey side extension, single storey extension & single storey rear extension to form porch. Creation of new access and re-orientation of garage (refused 02.03.10)

Consultations

Sevenoaks Town Council

- 23 Sevenoaks Town Council recommended refusal as the proposal is out of keeping with the distinct local characteristics and fails to meet the high quality design that responds to the local area; Contrary to EN1 and the Sevenoaks Residential Character Area Assessment.

Representations

- 24 5 (No.) letters of representation received
- 25 The letters of representation object to the proposed development. Objections cited include that:
 - this application follows the previously refused SE/12/03391/FUL and that as this application seeks to re-orientate the elevations of the existing property, that the real reason behind such a submission is to facilitate the erection of a new dwelling;

- that the existing dwelling will be ‘robbed’ of light and visual amenity;
- that the proposed development would not be in in harmony with adjoining buildings and would create a large area of dominating blank brick wall which would present an ugly and incongruous façade;
- that the visual amenity of the street scene would be harmed;
- that views from the dwelling towards the garden would be lost;
- that the application, when taken in isolation, does not make sense; and,
- that the walling-up would be an unattractive feature.

Group Manager Planning Services Appraisal

Site Background and principle of development

- 26 The application site exhibits a lengthy planning history for both proposals for a new dwelling within the garden area of 1 Plymouth Drive, and extensions to the existing dwelling at 1 Plymouth Drive.
- 27 The site is located within the built urban confines where development is considered to be acceptable in principle. As such, the principle of extending 1 Plymouth Drive would accord with the guidance outlined within the NPPF and Local Planning Policy Documents subject to the assessment of material planning considerations.

Impact upon the locality

- 28 Policy EN1 of the Sevenoaks District Local Plan states that proposals for all forms of development should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. Additionally, policy EN1 states that the design of proposals should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard.
- 29 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 to be located.
- 30 The Sevenoaks Residential Character Area Assessment states that the Plymouth Park Character Area is characterised predominantly by 1970s detached residential dwellings of two storey construction. The SRCAA states that the stone wall within Plymouth Drive (to the southern boundary of the application site) is a locally distinctive positive feature.
- 31 Design guidance for the Plymouth Park Area states that individual buildings should be of a high standard of intrinsic design quality and that views of the recreation ground, Knole Park and the North Downs should be protected.
- 32 Representations have been received regarding the walling-up of the ‘attractive’ south-east facing elevation and the loss of windows in terms of the impact upon the street scene and that of the residents at the dwelling.

- 33 In terms of the existing south-east facing elevation, I would not agree that the existing south-east elevation of the dwelling is attractive given the awkward positioning and styling of various windows which create for a somewhat piecemeal and haphazard elevation at present. This elevation is not one which would be referred to as visually attractive when taken together within the other elevations at the dwelling and that of surrounding patterns of development.
- 34 It is commonplace for elevations which do not face onto a road traditionally to not include various windows as such would generally be considered to result in a loss of privacy to residents at neighbouring properties. I accept that this site is much larger than others in terms of size, however, I do not consider that that these windows are either inherent or beneficial to the design quality of the existing dwelling. It should also be noted that the applicant could, without requiring the benefit of planning permission, block-up all existing windows within the south-east elevation in any case.
- 35 The proposed south-eastern facing two storey extension would respect the design quality of the existing dwelling and would remain clearly subservient in terms of scale and bulk. Whilst the number of window openings will diminish in number to this elevation, all habitable rooms will remain supplied with daylight via other windows and the proposed south-eastern facing-elevation will essentially be minimised in terms of levels of fenestration. The altering of the fenestration is not considered to be unacceptable and the character of the existing dwelling and that of the locality will be maintained by the proposed development.
- 36 On this basis, it is considered that the development would be acceptable and in accordance with policies EN1 and H6B of the Sevenoaks District Local Plan and the supplementary planning guidance documents.

Impact upon the street scene

- 37 In terms of the impact upon the Plymouth Drive street scene, the extension will be visible when approaching the site from the south-east. The proposed extensions are small in scale and will remain clearly subservient to the existing roof profile of the dwelling. Given that the extensions will not face Plymouth Drive directly, and considering their sensitive scale and bulk, it is not considered that the proposed development would have a detrimental impact upon the street scene.

Impact upon Conservation Area

- 38 Whilst not located within The Vine Conservation Area, the site is located adjacent to it. As such, policy EN23 of the Sevenoaks District Local Plan applies which states that proposals for development or redevelopment within or affecting Conservation Areas should be of positive architectural benefit by paying special attention to the desirability of preserving or enhancing the character or appearance of the area and of its setting.
- 39 The proposed extension are to be located to the (south-eastern elevation of the existing dwelling; it is the north-western elevation which faces towards The Vine Conservation Area). Given the nature of the proposed development, in addition to the siting of such, it is not considered that the proposed development would have a detrimental impact upon either the character or the setting of The Vine Conservation Area.

Impact upon residential amenity

- 40 Policy EN1 of Sevenoaks District Local Plan details that proposals should not have an adverse impact upon the privacy or amenities of a locality by reason of form, scale or height.
- 41 In terms of the representations received regarding the amenities of residents at 1 Plymouth Drive itself, I would state that all habitable rooms at the application site would receive daylight from a window source and that none would be foreseeable disadvantaged by means of the proposed development.
- 42 A window is proposed within the elevation which would face onto Plymouth Drive and would serve a bedroom. This window will be located approximately 10 metres from the Plymouth Drive street scene and in excess of 21 metres from the dwellings to the southern side of Plymouth Drive. As such, this proposed window is not considered to have any detrimental impact upon the residential amenities currently enjoyed by the residents to the south of Plymouth Drive.
- 43 One window is proposed which would face south-east towards Nos. 1 and 3 Plymouth Park. This window is detailed to be obscure-glazed and in any event, is to be located well in excess of 21 metres from these properties. As such, it is not considered that this window will result in a loss of residential amenity to the residents at these properties.
- 44 A further window is proposed to the north elevation which would serve a dressing room. This window will face onto the very rear garden at 3 Plymouth Drive and not the private amenity area for this dwelling (private amenity area being measured as 5 metres from the rear of a dwelling in accordance with the guidance outlined within the Residential extensions Supplementary Planning Document). Given this matter, it is not considered that the inclusion of this window would result in a loss of privacy to the residents at 3 Plymouth Drive.

Archaeological considerations

- 45 Policy EN25A of the Sevenoaks District Local Plan details that the Local Planning Authority will preserve and protect sites, and where appropriate, the settings of archaeological remains (in particular those of which are considered to be of national importance).
- 46 Given the nature of the proposed works, and the fact that the site has been previously developed, it is not considered that the imposition of an archaeological condition would be necessary in the instance of this application.

Neighbour representation

- 47 Much has been suggested within the letters of representation received regarding the intention of this application to facilitate the erection of a new dwelling within the garden area at the application site. I would reiterate that this application relates solely to the erection of a residential extension to an existing dwelling, which is located within the built urban confines.
- 48 The proposal must be considered on its own merits and weight should not be given to speculation about the applicant's motives.

Conclusion

48 For the reasons stated previously within this report, the proposed development is considered to be acceptable. It is therefore considered that planning permission be granted.

Background Papers

Site and Block plans

Contact Officer(s): Helen Tribe Extension: 7136

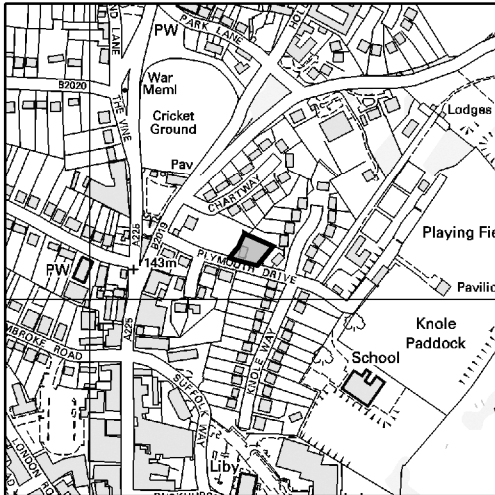
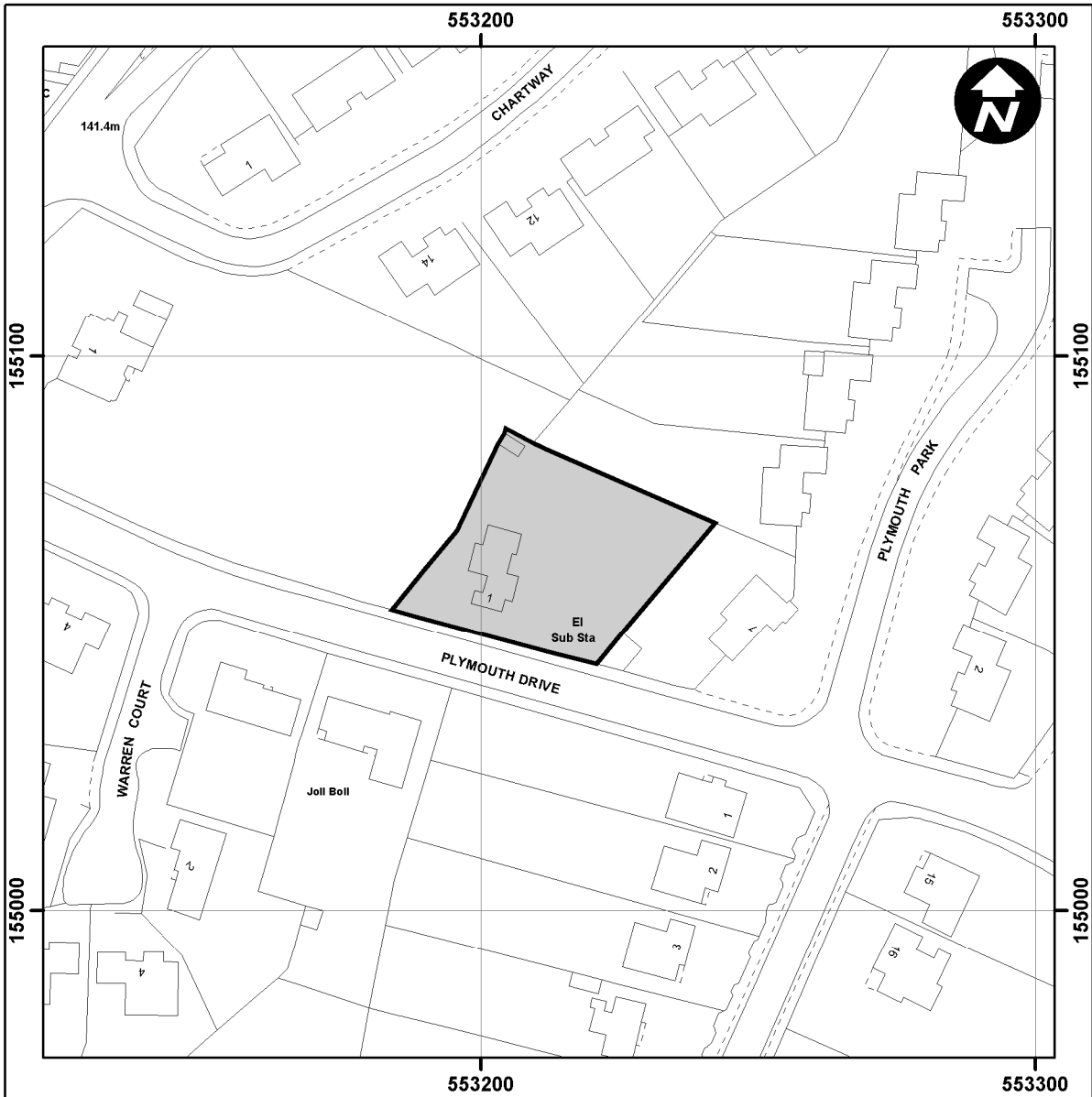
Pav Ramewal Chief Executive Designate

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MLCHQZBK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MLCHQZBK0L000>



Site Plan

Scale 1:1,250

Date 25/06/2013



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Sevenoaks District Council, 100019428, 2013.

BLOCK PLAN

