

4.6 – SE/13/00978/LBCALT Date expired 5 June 2013

PROPOSAL: Erection of new single storey glass extension to form kitchen/dining area linked to existing building; new paved terrace

LOCATION: Dryhill Cottage , Dryhill Lane, Sundridge, Sevenoaks TN14 6AA

WARD(S): Brasted, Chevening And Sundridge

ITEM FOR DECISION

This application has been referred to the Development Control Committee by Councillor Piper as he is concerned that the development proposed could cause light pollution in the Green Belt. Also it would seem perverse to consider a development that would have a lower standard of design in the Green Belt compared to the nearby Residential Character Assessment standard within Chipstead and he would wish these issues to be discussed at Committee

RECOMMENDATION: That listed building consent 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The materials to be used in the construction of the development shall be those indicated on the approved plan E12019PP108 unless otherwise agreed by the Local Planning Authority.

To maintain the integrity and character of the listed building as supported by EN1 of the Sevenoaks District Local Plan.

3) The development hereby permitted shall be carried out in accordance with the following approved plans: E12019PP101, 106b, 107b, 108, 109b, 110, 111a

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, H6B, H14A

Sevenoaks District Core Strategy 2011 - Policies SP1, L08, SP11

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

The proposal would respect the character of the Listed Building.

Description of Proposal

- 1 The erection of single storey glass extension to form kitchen/dining area linked to existing building and the laying of a new paved terrace.
- 2 The proposed extension would measure 4.9m by 4.4m rising to a height of 3.9m with a ridge roof. The proposed extension would extend to the north (rear) and west (side) of the house infilling between the existing dining room and kitchen and would be located on the site of the existing terrace. The extension would extend to the west of the kitchen by 4.4m extending beyond the western side of the house by 2.2m and would extend to the north of the house by 4.9m, extending beyond the northern side of the house by 0.7m. The extension would have a glass ridged roof with an aluminium clad grey steel sub-frame, glass frameless walls with aluminium sliding doors.
- 3 The new paved terrace would extend from the west of the proposed extension for a distance of 3.6m extending north for a distance of 6.8m. This element of the proposal would be permitted development.

Description of Site

- 4 Dryhill Cottage is a detached property located within a rural locality approximately 0.7 km south of the A25. The properties listing states that the house is a '17th century or earlier timber framed house. The main elevation comprises of 2 storeys 3 windows. The property has a high pitched tiled roof and a returned gable at left. It is a tile hung 1st floor with red brick dressings. The property has some modern extensions.

Constraints

- 5 Area of Archaeological Potential
- 6 Area of Outstanding Natural Beauty
- 7 Flood zone 2 and 3
- 8 Grade II Listed Building
- 9 Metropolitan Green Belt
- 10 Adjacent Site of Nature Conservation Interest

Policies

Sevenoaks District Local Plan:

- 12 Policies - EN1, H6B, H14A

SDC Core Strategy

- 13 Policies - SP1, L08, SP11

Other

- 14 National Planning Policy Framework

Planning History

16 SE/13/00250/LBCALT – Erection of new single storey glass extension to form kitchen/dining area linked to existing building. Withdrawn – 05.04.2013

SE/13/00249/HOUSE – Erection of new single storey glass extension to form kitchen/dining area linked to existing building. Withdrawn – 05/04/2013.

SE/07/01942/LBCALT – Installation of two solar panels. Refuse 02.08.2007.

SE/95/01656/HIST – Erection of oak frame single storey outbuilding comprising double garage, tool shed & store. Grant 17.10.1995.

SE/92/01435/HIST – Internal alterations to the Old Cottage and Dryhill Cottage to form single dwelling house (LBC). Grant 23.11.1992.

SE/77/00724/HIST – Detached domestic garage at rear and construction of vehicular access. Grant 27.09.1978.

Consultations

Sundridge Parish Council

17 The Parish Council sees no reason to change previous comments:

Object. The Parish Council are concerned that this application for an anachronistic and uncompromising modern extension that is incompatible with the rural and unspoilt site and historic of a 17th century building.

- a. The application misleadingly describes Dryhill Cottage as being on a private road and the proposed extension un-viewable. In reality the Cottage is bordered by high ground and a foot path to the south and west; and to the east by a significant road that is access for several properties and heavily used by walkers and horse riders. These tracks/roads have public right of access. Additionally there is near by a designated and well used picnic area.
- b. The application plans suggest screening trees which actually do not exist.
- c. The plans is for a large modernist glass structure and associated terracing that will be viewable by those passing by and require access and destruction of an existing listed brick wall.
- d. The proposed glass structure is unsympathetic to the character of this and other properties in the area, which are generally of a similar style and period.
- e. Contrary to the architects claims the proposed glass structure cannot be described as either invisible or transparent since there will be metal doors, joining materials and as plans make obvious there will be kitchen/dining furniture clearly visible.
- f. Although single storey the actual height reaches near the top of the second floor.'

SDC Conservation:

- 18 See comments on SE/13/00250/LBCALT. This application is identical in all respects except for the proposed retention of most of the internal wall between the kitchen and the new extension. Recommend consent as before.
- 19 Comments for SE/13/00250/LBCALT 'Dryhill Cottage is a two storey grade II LB which at some point in the past comprised two dwellings. It has stonework with brick detailing to the ground floor with tile hanging above. The existing house comprises a series of two and single storey gable ended elements. The proposed addition of approx. 21 m. sq. would be to the rear attached to the kitchen and comprise a simple largely glazed form with a gabled north elevation to a ridge height less than that of the adjacent kitchen roof. The applicant has agreed to amend the scheme to narrow the opening between the existing kitchen and the extension to just the width of the existing window, minimising the amount of wall to be removed. I consider that this proposed extension, very small scale in the context of the house as a whole, and taking a form which continues the established theme of gable ended elements, is appropriate in this case and would not detract from the character of the LB. This accords with the NPPF and the Planning Practice Guide. Recommend consent subject to the amended plan referred to above.'

Society for the Preservation of Ancient Buildings:

- 20 'The proposed extension is conceived so as to have a minimal visual affect upon the setting of the existing building and minimal impact upon the historic fabric. This is a commendable aim but if it is to be achieved the relationship of the glass extension to the gable of the existing building needs to be considered. At present this is not described on the drawings.
- 21 We would also suggest that if the extension it is to have a minimal visual impact on the existing building then the existing external tile cladding and other finishes could perhaps be retained within the new enclosure and the glass roof allowed to merely 'touch' the gable. To achieve this would require extremely careful detailing as well as a thorough consideration of how to achieve a properly weather tight junction against the historic fabric. This will require great skill both on the part of the designer and the installer but in our view will be critical to the success of the design. We trust that these comments are helpful to you.'

Representations

- 22 One letter received objecting in respect to local amenities, street scene, the impact upon the listed building and a nearby tree and one letter supporting the proposal.

Group Manager Planning Services Appraisal

- 23 Previous applications SE/13/00249/HOUSE AND SE/13/00250/LBCALT were withdrawn after Sevenoaks District Council's Conservation Officer objected to the proposal in respect to the width of the opening within the wall and its impact upon the listed building. The current application is as a consequence of discussion between the Conservation Officer and the applicant's agent.

Principal Issues

24 The principal issues are:

- Impact upon the Listed Building.

Impact upon Listed Building

- 25 One of the twelve core principles of the National Planning Policy Framework (NPPF) is that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. The NPPF states that there is a strong presumption against the demolition or alteration or extension of a Listed Building in any manner which would adversely affect its character or any feature of architectural or historic interest which it possesses. Therefore, proposal which would detract from the setting of a Listed Building will not be permitted.
- 26 Policy SP1 of the Sevenoaks District Councils Core Strategy states that the District's heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.
- 27 The Listed Buildings and Conservation Area Act 1990, states that proposals should protect the historic character and the setting of the listed building.
- 28 In considering an application for a listed building consent careful consideration is required in respect to the design of the proposed development to ensure that the proposal protects the historic character and setting of the listed building. In this instance the proposal would have a minimal physical impact upon the listed building due to its lightweight frame and through the proposed extension comprising of a glass building with a gable reflecting the style of the existing dwelling it would not in my view detract from the character or setting of the listed building. SDC's Conservation Officer supports this application.
- 29 Whilst the proposal is of a contemporary design, this can create a clear division between the historic elements of the building and its continuing use as a modern home which can be more aesthetic than a pastiche of historic styles when viewed against an historic building. Paragraph 60 of the NPPF states that Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.
- 30 Accordingly the proposal would meet the requirements of the Listed Buildings and Conservation Area Act 1990 and the National Planning Policy Framework and policy SP1 of the Sevenoaks District Core Strategy, in that it would protect the historic character of the listed building.

Conclusion

- 31 The proposed development would protect the historic character and setting of the listed building,

Contact Officer(s):

Guy Martin Extension: 7351

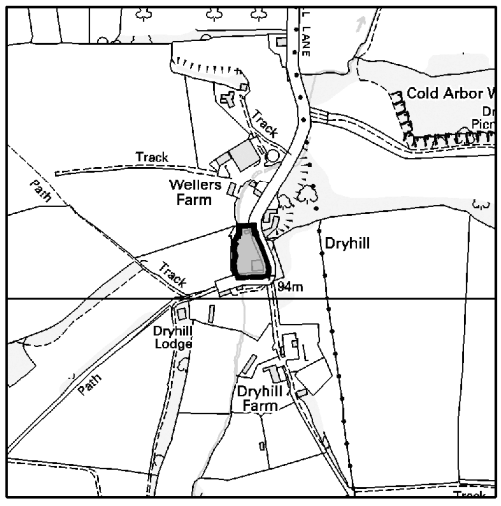
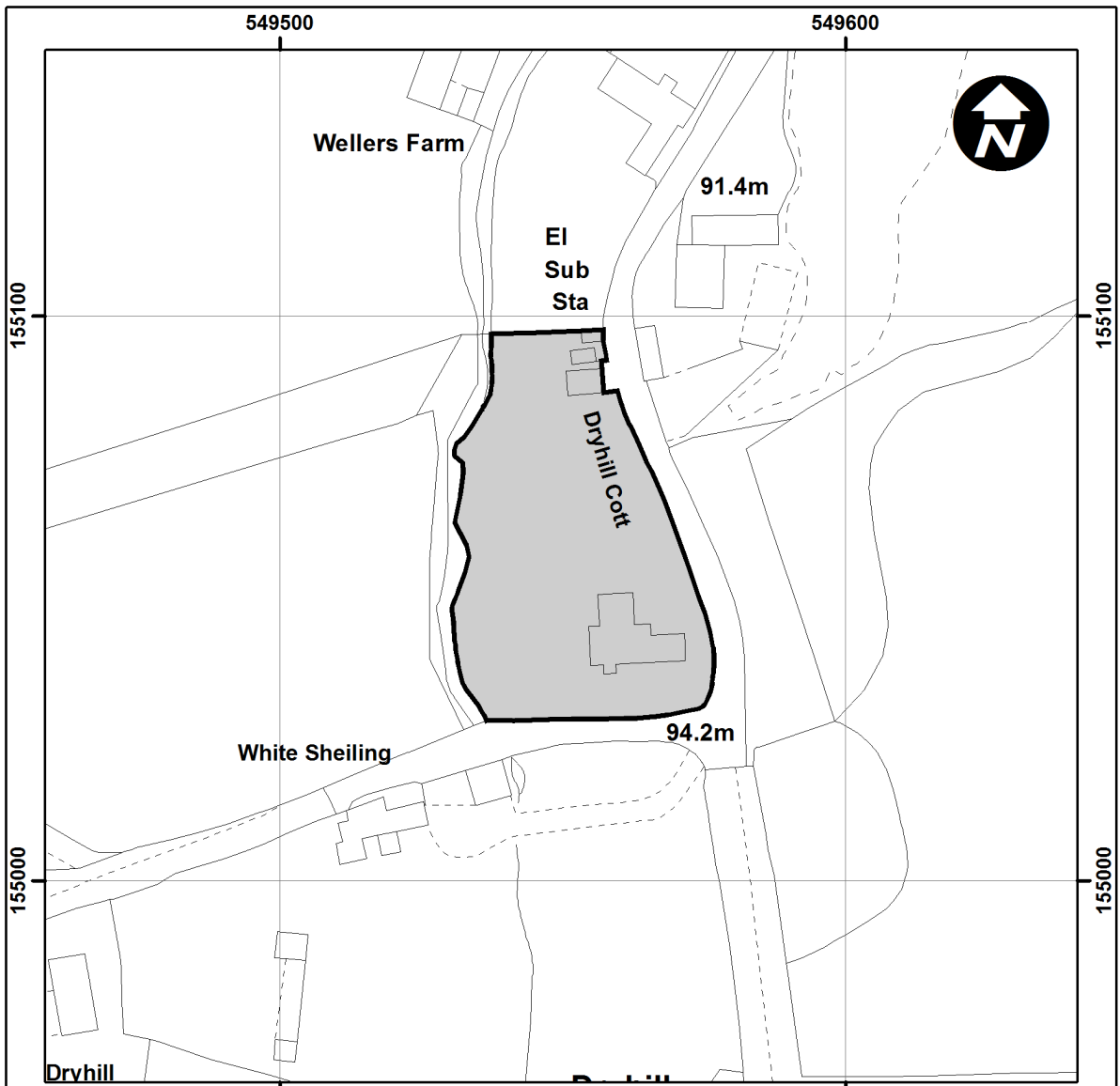
Pav Ramewal
Chief Executive Designate

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MKEX18BK8V00Z>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MKEX18BK8V00Z>



Site Plan

Scale 1:1,250
 Date 05/06/2013



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BLOCK PLAN

