

3.3 – SE/13/03017/HOUSE Date expired 20 January 2014

PROPOSAL: Erection of a part single storey side and two storey side/rear and single storey rear extension together with rear loft dormer.

LOCATION: 5 Woodside Road, Sundridge, Sevenoaks TN14 6DN

WARD(S): Brasted, Chevening and Sundridge

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillor Piper due to concerns about the size and bulk, overdevelopment, the impact on this pair of dwellings and on parking.

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

3) No development shall take place until details of the layout and construction of areas for the parking of cars including garage spaces and means of access have been submitted to and approved in writing by the Council. The parking areas approved shall be provided and kept available for parking in connection with the use hereby permitted at all times.

To ensure a permanent retention of vehicle parking for the property as supported by EN1 of the Sevenoaks District Local Plan.

4) No window(s) or other opening(s) shall be inserted at any time in the first floor west and east flank elevation(s) of the 2 storey side extension hereby approved, despite the provisions of any Development Order.

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

5) The development hereby permitted shall be carried out in accordance with the following approved plans: MP003 and MP003 rev 04 A.

For the avoidance of doubt and in the interests of proper planning.

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may arise in the processing of their application,
- Where possible and appropriate suggesting solutions to secure a successful outcome,
- Allowing applicants to keep up to date with their application and viewing all consultees comments on line (www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate.

In this instance the applicant/agent:

- 1) Was provided with pre-application advice.

Description of Proposal

- 1 The proposals seek to demolish the existing single storey pitched roof side extension and erect a 2.9m wide 9.2m deep (3.6m deeper than rear of house at ground floor & 3m at first floor), 2 storey extension to the west flank of the house. This would create an "L" shaped footprint to the house. A 3.6m deep single storey, flat roof extension is also proposed to the rear of the existing house, with a glazed lantern above. This would be approximately 5.35m wide and set 3.1m off the boundary with the adjoining property, no.7.
- 2 The 2 storey extension would be set back approximately 0.2m at ground floor and 1.2m at first floor, from the main front face of the house. Eaves level would match existing, with the ridge approximately 0.5m below. It would incorporate a hip to the front elevation and gable to the rear.
- 3 Internally, it is proposed to create an access to the loft of the main house by providing stairs via the smallest 1st floor bedroom. This would create a modest but useable area to be served by a new, 3.5m wide, 2.2m high, pitched roof rear dormer.
- 4 Materials are to match existing. The parking area is to be laid out in mono block paving.

Description of Site

- 5 The application property is located towards the western end of the road. The plot accommodates a modest semi-detached, 2 storey house with small front garden and larger rear garden. Nos. 1 – 8 differ slightly from the rest of the properties in the road in terms of materials, but their height and scale closely reflects the rest of the street. Furthermore, though the gaps between the pairs of semi-detached properties is more modest than the rest of the street the gaps are sufficient to retain this characteristic feature of the road.

Constraints

- 6 Built confines of Sundridge
- 7 Area of Outstanding Natural Beauty.

Policies

Sevenoaks District Local Plan

- 8 Policies - EN1, H6B, VP1

Sevenoaks Core Strategy

- 9 Policy -SP1

Planning History

- 10 SE/13/00211/HOUSE: The erection of 2 storey side and rear extension with dormer to east side elevation. Refused on 24.9.13 on the following grounds:
- “1) The proposed 2 storey side extension, by reason of its siting, scale and design, would: 1. represent an overbearing and unduly dominant form of development which would not only unbalance the design of this pair of semi-detached dwellings but also significantly close the visual gap to the neighbouring property to the detriment of the established spatial character of development in the immediately locality in particular and visual amenities of the street scene in general; 2. represent an unduly overbearing and dominant form of development which would detract from the amenities presently enjoyed by the occupiers of the neighbouring properties. As such the proposals would be contrary to policies EN1 and H6B of the Sevenoaks District Local Plan and Sevenoaks District Council Residential Extensions Supplementary Planning Document.
- 2) The lack of off street parking would be likely to result in increased pressure for kerbside parking along this relatively narrow road to the detriment of highway safety and the visual amenities of the street. As such the proposals would be contrary to policy EN1 of the Sevenoaks District Local Plan.”

Consultations

Sundridge Parish Council:

- 11 The Parish Council noted and expressed gratitude for improved plans.

12 The Parish Council noted the attention of the applicant to address the question of adequate onsite parking raised by the potential increased occupancy made possible by the proposed extension. The Parish Council feels that the parking spaces provided in the application are inadequate for an extended house that might accommodate 4 adults because although it seems to offer three spaces, in reality one of these on the admission of the applicant is inadequate in width for a normal sized car. The Parish felt that SDC as the planning authority in its decision should take account of the very difficult and contentious parking shortage in Woodside, Chapmans Road and Close and nearby Church Road;

13 The Parish Council feels that other comments made at earlier stages of this application remain valid and worth consideration and in particular: the visual style differing from existing houses and the possibility of terracing and infill along the road which would urbanise the road. We therefore see no reason to change our previous comments.

Original comment:

14 The Parish Council have examined carefully the revised plans which we still find inadequate in their presentation. There are no measurements and different scales are used across the plans. We feel that there are no details regarding the third floor.

15 We still have objections to the following points. There is inadequate parking for a house with 6 potential bedrooms in AONB which has inadequate parking. Further, there is additional volume by adding a third and higher floor, with an increased ridge to be over an estimated 2m higher. The additional bulk to the property is created by extending upwards and backwards and would create terracing. We feel that the character of the AONB street scene of mainly unspoilt post war Swedish timber framed housing would be compromised. There are no relevant precedents.

Original comment:

16 Object. The Parish Council do not believe that the application has any more merits than previous submissions. Our previous comments still stand:

Object.

- The Parish Council feels that the plans contain errors (walls not aligned or joining)
- The proposal may without mention or justification be what is essentially a separate residence.

17 There appears to be a second stair case and no obvious access from the first floor from the existing to the proposed extension. If this is the case then the two dwellings should be tied by something like a 106 agreement prohibiting future separate sale.

- The 50% rule may be involved.
- The proposed extension would change adversely the visual character of the local neighbourhood by adding infilling and bulk where it does not now exist.

- The proposal will add to parking difficulties in an area where this is already an issue for residents by reducing existing onsite parking at the same time as potentially adding to the number of residents. The result will be additional parking on the grass verges which are an attractive feature of the neighbourhood.

Representations

18 None received.

Chief Planning Officer's Appraisal

Size, design and impact on street scene:

- 19 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 in Appendix 4. Amongst other things, Appendix 4 states that the extension itself should not be of such a size or proportion that it harms the integrity of the design of the original dwelling or adversely affect the street scene.
- 20 The Council's adopted Residential Extensions Supplementary Planning Document is also relevant to the proposals. Paragraphs 4.5 to 4.9 relate to the siting, scale and form of extensions and amongst other advice states that extensions should respond positively to the features of the area including the pattern of buildings and the spaces between them. The scale and form of an extension should normally fit unobtrusively with the building, should be proportionate and should not have an overbearing impact on the building itself or the street scene.
- 21 Paragraph 4.18 explains that the infilling of the spaces between houses with a 2 storey extension could create a terraced and cramped appearance at odds with the regular pattern of development.
- 22 Side extensions built flush with the existing front elevation of a house may also affect the symmetry of a pair of semi-detached properties. A minimum gap between houses of 1m is recommended, though this gap may need to be wider depending of the context. A side extension should not dominate the original building. Rear extensions should not normally exceed 3m in depth from the rear of the property.
- 23 The proposal has been fairly extensively re-designed following the refusal of the earlier submission. The side extension has been significantly reduced in depth, with the result that there would be in the order of a 2.9m gap to the party boundary with the next detached property to the west. The gaps between building blocks are an important feature of the street scene and indeed, this was one of the reasons the previous application was refused.
- 24 In my view the gap now proposed – 2.9m to the boundary and approximately 5.5-6m from the flank of no.3 would be adequate to maintain the visual break between the buildings and hence the character of the street scene. Furthermore,

the set back of the side extension and reduction in height would also help this, by ensuring that the overall length of the main existing frontage remains unaltered. It would also ensure, in my view, that the side extension would read as a subservient addition to the original house.

- 25 Turning to the rear dormer, whilst quite wide, the height has been kept below the ridge of the house and the dormer includes a low pitched roof. The dormer would be set reasonably comfortably within the overall form of the rear roof and thus I consider it to be acceptable in design terms. Four rooflights are proposed to the front roof, but these would be modest in size.
- 26 The rear single storey extension is designed to keep the height down and incorporate a roof lantern. I consider it to be subservient to the main building.
- 27 I therefore consider the design to be acceptable and to comply with the relevant policies set out above.

Impact on residential amenity:

- 28 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.
- 29 The only window in the east flank of no.3 Woodside Road would be the upper portion of a glazed kitchen door. This room has main windows front and rear. As now amended, the extension would be set well away from the neighbouring property and combined with the reduced height and would not, in my view, result in an unduly overbearing or dominant form of development in terms of the impact on no.3, when viewed from either the flank or the rear amenity space.
- 30 I consider the 2 storey extension to be set far enough from the adjoining neighbour (no.7) to avoid an unacceptable visual impact. The single storey element would be only 2.6m in height and would be set some 3m off the boundary with this adjoining property.
- 31 The rear facing dormer would be unlikely to result in a significantly greater degree of overlooking of neighbouring properties than the existing 1st floor windows immediately below. The extension would be set far enough from properties to the rear, and well enough screened by existing foliage to have an acceptable impact in this respect.
- 32 In light of the above, I consider the impact on the amenities of the neighbouring occupiers to be acceptable.

Other issues:

- 33 Criteria 6) of SDLP EN1 policy states that the proposed development must ensure satisfactory means of access for vehicles and pedestrians and provides parking facilities in accordance with the Council's approved standards.

- 34 The proposals would effectively add one further useable bedroom to the house (to total 4, as 1 would be lost to allow for stair access to the loft). This would require the provision of an additional space over and above the 2 required by the relevant parking standards for a 3 bed house.
- 35 The layout plan from the applicant indicates that 3 spaces can be provided on site, though I have reservations over the functionality of this, as in reality it would be awkward to manoeuvre in and out of the space directly in front of the house. However, with some increase in the width of the dropped kerb, this space could be utilised. However, it may be preferable to seek 2 spaces and retain a greater degree of front garden. I would note that the 2 preferable spaces would be in tandem to the side of the house, however, I do not consider this a particularly unusual layout and do not consider it would prohibit use of these spaces.
- 36 In the circumstances, I consider an acceptable parking layout could be designed and do not consider a refusal on the grounds of lack of off-street parking would warrant refusal of this application.
- 37 The Countryside and Rights of Way Act 2000 states that the Local Planning Authority should conserve and enhance Areas of Outstanding Natural Beauty. Designating an Area of Outstanding Natural Beauty protects its distinctive character and natural beauty and can include human settlement and development.
- 38 Section 85 of that Act requires decision-makers in public bodies, in performing any function affecting land in an Area of Outstanding Natural Beauty, to have regard to the purpose of conserving and enhancing the natural beauty of that area.
- 39 Core strategy L08 states that the distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty will be conserved and enhanced.
- 40 The extensions to the house would be seen in the context of the neighbouring built form and also the wider suburban context of Sundridge. In the circumstances, I do not consider the proposals would be harmful to the wider character and appearance of this part of the Area of Outstanding Natural Beauty.

Conclusion

- 41 In light of the above, I consider the present proposals to represent a significant improvement over the previous submission. The side extension is of much reduced scale and would appear subservient to the main house. The characteristic gap between buildings would be maintained to the benefit of the street scene. I therefore consider the design acceptable.
- 42 Furthermore the size and depth of the proposed side extension (3m at first floor level), together with the set off the boundary with no.3 would ensure a satisfactory impact on amenity. The single storey extension and rear dormer are also considered acceptable in design and amenity terms.
- 43 It is considered that satisfactory parking can be provided on site and I recommend that this is subject to a suitable condition.

Background Papers

Site and Block plans

Contact Officer(s): Mr J Sperryn Extension: 7179

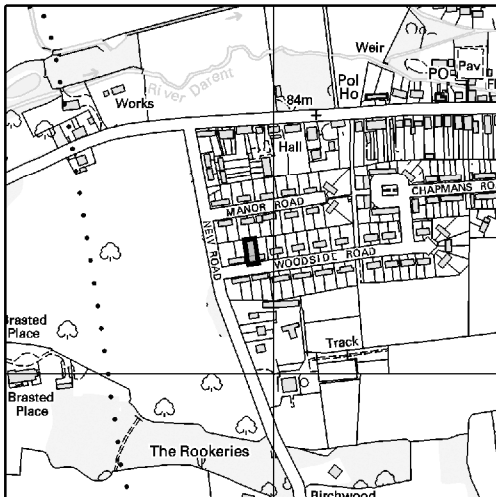
Richard Morris
Chief Planning Officer

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MUHSSUBK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MUHSSUBK8V000>



Site Plan

Scale 1:1,250

Date 12/02/2014



Sevenoaks
DISTRICT COUNCIL

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Ordnance Survey 100019428.

Block Plan

