

4.2 – SE/14/00622/HOUSE Date expired 14 May 2014

**PROPOSAL:** The erection of a first floor extension to the north elevation, a one and a half storey extension to the south elevation to provide a garage with accommodation in the roof, part two storey and part single storey extensions to the rear, alterations to the roof and a loft conversion, the addition of a pitched roof dormer window and roof light to the rear roof slope and two pitched roof dormer windows in the front roof slope alterations to the fenestration and a front canopy porch.

**LOCATION:** Kursella, Sevenoaks Road, Otford, Sevenoaks TN14 5PA

**WARD(S):** Otford & Shoreham

### **ITEM FOR DECISION**

This application is reported to Development Control Committee at the request of Councillor Lowe for the reasons cited by the Parish Council with which Councillor Lowe agrees.

**RECOMMENDATION:** That planning permission be delegated to the Chief Planning Officer to be GRANTED subject to no new issues being raised by the consultations and 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 development hereby permitted shall be carried out in accordance with the following approved plans: 1357RO-PP-07, 357RO-PP-08, 357RO-PP-09, 357RO-PP-10, 357RO-PP-11, 357RO-PP-12 and 357RO-PP-13.

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

3) 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 building as supported by Policy EN1 of the Sevenoaks District Local Plan.

4) The area shown on the approved plans as garage space shall be provided before the first use of the extensions hereby permitted and shall be kept available for such use at all times, and no permanent development shall be carried out in such a position as to preclude vehicular access to these parking spaces.

To ensure a permanent retention of vehicle parking for the property as supported by VP1 of the Sevenoaks District Local Plan.

5) No development shall be carried out on the land until full details of soft landscape

works have been submitted to and approved in writing by the Council. Those details shall include:-planting plans (identifying existing planting, plants to be retained and new planting);-a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and-a programme of implementation and maintenance. The soft landscaping scheme shall be planted within the first available planting season following completion of the scheme or in accordance with the programme agreed with the Local Planning Authority.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks District Local Plan.

### **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.aspx](http://www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.aspx)),
- 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) The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

## Description of Proposal

- 1 The application seeks planning permission for:
  - The erection of a first floor extension to the north elevation;
  - A one and a half storey extension to the south elevation to provide a garage with accommodation in the roof;
  - Part two storey and part single storey extensions to the rear;
  - Alterations to the roof and a loft conversion;
  - The addition of a pitched roof dormer window and roof light to the rear roof slope and two pitched roof dormer windows in the front roof slope;
  - Alterations to the fenestration; and
  - A front canopy porch.
- 2 Note that the application was re-advertised with an amended description to better reflect the development proposed. The consultation date expires on 13 June 2014 the day after the meeting. No representations were received as part of the original consultation, but it is necessary to delay issuing the final decision until the consultation period has expired.

## Description of Site

- 3 The site the subject of this application is a detached dwelling located within the settlement of Otford as defined on the proposals map to the Sevenoaks Local Plan where there are no site specific constraints restricting the nature of residential development proposed.
- 4 Kursella is a predominantly two storey dwelling, with a painted render finish, concrete tiled half hip roof and uPVC windows and doors. The dwelling comprises an existing single storey addition to the north side which contrary to the roof of the main dwelling has a pitched gable roof incorporating accommodation within, served by a modest flat roof dormer window which fronts the street. In addition, the dwelling benefits from a single storey lean-to/extension to the rear.
- 5 Sevenoaks Road itself comprises a mix of residential and commercial development. Kursella is positioned amongst a row of dwellings located between a parade of shops to the north and a car dealership to the south. The properties are set back from the road benefitting from off road parking and landscaped front gardens. The style of dwellings amongst which Kursella is located vary in age, size, height and design to include a varied mix of architectural styles ranging from relatively modest bungalows to large two storey houses.
- 6 Immediately, neighbouring the application site is a large two storey dwelling to the south and a chalet bungalow to the north.

## Constraints

- 7 NA

## Policies

### *Sevenoaks District Local Plan*

- 8 Policies - EN1, H6B, Appendix 4 Residential Extensions

9 Policy- SP1

*Other*

10 Allocations and Development Management Plan – EN1, EN2, T2

Following the recent examination of the emerging Allocations and Development Management Plan (ADMP), policies contained within the ADMP are in the final stages of preparation and can now be attributed some weight in decision taking. The relevance of these policies to the proposals and the degree of weight to be attributed to them are considered below. Limited weight is given to policies which may be subject of main modifications. Moderate weight can be given to those policies where there are objections but no main modifications are proposed. Significant weight is given to policies where there are no objections and no modifications are proposed.

Emerging policies EN1, EN2 and T2 of the ADMP are relevant to the assessment of this planning application. The table below identifies the weight to be given to each of these policies in the assessment of the planning application.

<b>ADMP Policy</b>	<b>Policy Title</b>	<b>Weight</b>
EN1	Design Principles	Moderate
EN2	Amenity Protection	Moderate
T2	Vehicle Parking	Significant

Emerging policy EN1 (Design Principles) of the ADMP will in part replace adopted policy EN1 (Development Control: General Principles) of the Local Plan. Emerging policy EN1 requires high quality design and lists a number of criteria against which proposed development will be considered, including requiring the layout of proposed development to respect the topography and character of the site and the surrounding area and requirement for landscaping and good levels of accessibility. The emerging policy is similar to the adopted policy and does not alter the existing recommendation.

Emerging policy EN2 (Amenity Protection) of the ADMP will also in part replace adopted policy EN1 of the Local Plan. Emerging policy EN2 seeks to safeguard the amenities of existing and future occupants of nearby properties, including from excessive noise, activity or vehicle movements. The proposed development is considered to be acceptable in terms of impact on residential amenity and this policy does not alter the existing recommendation.

Emerging policy T2 (Vehicle Parking) of the ADMP will in part replace policy VP1 of the Local Plan. Emerging policy T2 requires vehicle parking provision, including cycle parking, in new residential development to be provided in accordance with the current KCC vehicle parking standards in Interim Guidance Note 3 to the Kent

Design Guide. It is considered that the proposed development can comply with this requirement and therefore this policy does not alter the existing recommendation.

- 11 SDC Residential Extensions SPD 2009 (RESPD)
- 12 National Planning Policy Framework
- 13 Planning Practice Guidance
- 14 Otford Village Design Statement (VDS)

#### Planning History

- 15 87/00895/HIST – Two-storey extension. Refused 30/07/1987.  
  
85/00796/HIST – Double storey extension to form granny flat plus double garage. Refused 20/11/1985.

#### Consultations

##### *Parish / Town Council*

- 16 Otford Parish Council objects for the following reasons:  
  
Contrary to RESPD 4.53 and VDS 1.h re space surrounding the property  
Contrary to RESPD 4.18 re creating a cramped appearance to the street scene.  
Contrary to RESPD 4.31 re creating appearance of extra storey  
Contrary to VDS 4.f and RESPD 4.34 re forward facing dormers  
Contrary to SLPPC EN1 and RESPD 5.8 adverse effect upon neighbours  
Loss of light to side windows to Rhylock  
  
The over-sailing at first floor level reduces the space to the boundaries below 1m recommendation.

#### Representations

- 17 No representations have been received in response to this application.

### **Chief Planning Officer's Appraisal**

#### Principal Issues

- 18 The principal issues to consider in the determination of this application are:
  - Visual Impact
  - Impact on the amenities of neighbouring residents; and
  - Highways

#### *Visual Impact*

- 19 The NPPF states that the Government 'attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is

indivisible from good planning, and should contribute positively to making places better for people.’ (para. 56).

- 20 Policies SP1 of the Core Strategy and Policy EN1 of the Local Plan indicates that *“all new development should be designed to a high quality and respond to the distinctive local character of the area in which it is situated.....”* and that *‘the form of the 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’*.
- 21 Policy H6B of the SDLP states that residential extensions shall be subject to the principals 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 affects the street scene and extensions which extend to the side boundary and could lead to visual terracing are not acceptable. A minimum distance of 1m is normally necessary for two storey extensions and, in some areas of spaciousness, this may need to be greater.
- 22 Regard should also be had to the Councils Residential Extensions Supplementary Planning Document (RESPD). The above policy criteria is reiterated in further detail in the RESPD under sub headings *‘Siting, Scale and Form’* and *‘Side Extensions’*.
- 23 Starting with the extended dwelling and how it will appear within the street scene, the front canopy proposed above the main entrance and introduction of a pitched roof to replace the existing flat roof to the bay window are modest alterations which will improve the appearance of the front façade to the existing dwelling.
- 24 It is proposed to erect a first floor extension to the north side above the existing single storey addition. This extension will extend off the existing roof at the same ridge height. The form of the proposed roof will be half hip to mimic the roof of the existing dwelling, and the extension will include a new first floor window of an identical proportion to the existing, thus reinstating a form of symmetry to the property which is absent at present. Given the appropriateness of its overall form, scale, proportions and articulation, it is not considered to dominate the original building, substantially alter its character or harm the integrity of the design of the original dwelling.
- 25 In addition to the first floor extension, it is proposed to erect an extension to the south side to provide a garage at ground floor with first floor accommodation provided in the roof. This extension would also have a half hip roof to reflect the roof of the existing dwelling. Furthermore, it would appear subservient with a significantly lower ridge height and is articulated in a way which responds to the character of the existing dwelling. Therefore I consider it is appropriate.
- 26 The alterations to the front of the property would also include the installation of two dormer windows in the roof slope of the main dwelling and a window created in a gable extending into the roof of the extension to the south side which resembles a dormer window to serve the first floor accommodation within. It is also proposed to locate a dormer window and roof light in the rear roof slope which would not be visible in the street. The RESPD states that new dormers will not normally be allowed to front elevations in streets where there are none

already. As stated previously, the existing dwelling already has a dormer window fronting the street as does the neighbouring bungalow. As such, dormer windows are already present, forming part of the existing street scene. The RESPD also states that loft extensions should be below the ridge height of the existing dwelling and not create the appearance of an extra storey. In this case the dormer windows proposed are modest in relation to the roofs in which they would be positioned and as a result they would not dominate the roof in a way which would harm the integrity of the design of the dwelling. Furthermore, as also stated previously, properties amongst which Kursella is located vary in architectural style and consequently I do not consider that the introduction of modest dormer windows would harm the street scene or the established character.

- 27 Overall, when viewing the extended dwelling within the context of the street scene, in my view, the extensions which front Sevenoaks Road would respond to the theme of design of the existing dwelling, would appear proportionate in scale to the existing dwelling and have been articulated in a way which is sympathetic. Consequently, in my view they would not appear out of context or at odds in the street.
- 28 The remaining extensions would be located to the rear of the property.
- 29 Similarly to the first floor extension the two storey rear extension would extend off of the existing roof at the same ridge height rather than appear subservient. However, the form of the proposed roof will be half hip to mimic the roof of the existing dwelling and overall the extension would be proportionate in scale and form to the original building. The view of the rear elevation of the dwelling is a private view and as such, the additions to the rear would not be visible from within the public domain and therefore are not considered to harm the visual amenity of the locality.
- 30 The single storey extensions which have flat roofs would appear subservient. Although the Council generally seeks to resist flat roof extensions the extensions are relatively modest in form and scale and similarly to the two storey extension would be located to the rear of the property where they will be screened from the road and wider locality. Due to their relatively modest proportions the proposed single storey extensions would not be out of scale and their design is satisfactory when viewed in context with the shape and style of the existing building.
- 31 Due to their location to the rear the part two storey part single storey extensions would not create any inconsistency along this part of Sevenoaks Road and therefore they would not have any unacceptable impact on the street scene.
- 32 Notwithstanding the proposed extensions and alterations to the dwelling, the property will retain a large amount of garden space and as is evident from site location plan number 1357RO-PP-16 its extended footprint will not be too dissimilar to that of surrounding buildings. Consequently, I have no concerns relating to density or site coverage.
- 33 Drawing number 1357RO-PP-07 indicates that a gap of 1 metre would be retained between the extension and the common boundary to the north and 1.2 metres between the extension and the common boundary to the south. However, the proposed roofs to the extensions to the north and south side would overhang the flank walls at the eaves by approximately 200mm which would reduce this gap slightly for approximately 1.3 metres to the point where the roof is hipped and

then slopes away from the boundaries. Overall, for the most part the extension would retain sufficient space from the boundary and I do not consider that the modest encroachment at the point of the eaves is sufficient to justify a terracing effect. Therefore in my view the proposal would not appear at odds with the regular pattern of development or enclose the gap between dwellings in a way which would cause demonstrable harm to the character and appearance of the street scene.

- 34 Overall, for the reasons set out above, I consider that the design of extensions are sufficiently sympathetic in a way which would ensure that they would not have a negative impact upon the quality, character, appearance or visual amenity of the locality and are not therefore harmful to the appearance of the street scene of Sevenoaks Road and would therefore comply with the aforementioned local policy and national policy guidance.

#### *Impact on the Amenities of Neighbouring Residents*

- 35 Paragraph 17 of the NPPF identifies a set of core land-use planning principles that should underpin decision-taking. One of these principles is that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 36 Policies EN1 and H6B of the Sevenoaks District Local Plan require that any proposed development should not have an adverse impact on the amenities of neighbours and also ensures a satisfactory environment for future occupants.
- 37 The most immediate affected neighbours are Rhylock and Watercroft.
- 38 Having regard to outlook, the District Council is primarily concerned with the immediate outlook from neighbours windows and whether the proposal significantly changes the nature of the normal outlook. Generally the field of vision from a window is drawn at a 90 degree angle from the centre of the window. In this instance, from the nearest neighbouring ground floor windows the extension would fall outside this field of vision. As such, the proposed extension is not considered to significantly alter the nature of either neighbours normal outlook.
- 39 Consideration has been given to the proximity of the extension to the south to the first floor window in the side elevation of Rhylock. With the proposed flank of the extension being approximately 3 metres from this window, I conclude that there would result in some reduction of the outlook. However, even though the extension would be in view, I do not consider that it would appear unduly oppressive and overbearing from the neighbouring window, as due to the size of the window and the form of the proposed roof to the extension it appears that the rear gardens and the roadside would still be seen from the neighbouring view and therefore in my view the harm would not be so significant in this instance to warrant a reason for refusal.
- 40 Due to the orientation of Rhylock to the south of the application site, the proposal would not result in any significant shadow cast over the rear elevation or garden of Rhylock which would cause undue loss of light or overshadowing. Furthermore, in respect of both neighbouring properties, the proposed extensions would comply with part 1 and part 2 of the 45 degree test set out in the Councils Residential



Extensions SPD which aids the Council in ensuring that the proposal would not result in any unacceptable overshadowing or loss of light.

- 41 It is possible that the proposed extension will provide some additional shadow cast over the neighbouring properties, however, in order to justify a ground of refusal in this respect, a significant change in the amount of daylight entering the neighboring properties would need to be demonstrated. In this instance due to the distance maintained from the extensions to the neighbouring properties which is approximately 3 metres, the fact that outlook would be preserved and the fact that the proposal complies with the Councils 45 degree test, the proposals are not considered to result in any significant change in light entering the neighbouring property or overshadowing which I consider would significantly harm the amenities of residents.
- 42 Having regard to privacy, proposed windows have been located to prevent any unacceptable overlooking of neighbours windows or private rear amenity space. Those windows proposed in the rear and front elevations would only allow views out over the garden of the application site and out over Sevenoaks Road. As such, there would be no inter-looking into windows or overlooking of the neighbours private amenity space at close quarters. Consequently, neighbouring privacy would be maintained. With regards to further windows, in order to constitute permitted development windows installed at first floor in the side elevation would need to be obscure glazed and fixed shut up to 1.7 metres above the internal finished floor level. As such, a condition restricting additional windows is not considered necessary in this instance.
- 43 Consequently, it is my view that the proposed development would not have an unacceptable impact on neighbouring properties and would comply with the aforementioned policy criteria.

#### *Highways*

- 44 With regard to highway safety, this is a category of development which does not require consultation with Kent Highways Services.
- 45 The access is not proposed to be altered.
- 46 In accordance with Kent County Council Residential Parking Standards the applicants are required to provide 2 independently accessible parking spaces and these should measure 5.0 x 2.5 metres. There is sufficient space within the application site to provide this.
- 47 Therefore, it is my view that the proposal would not interrupt the safe flow of traffic or pose an unacceptable risk to highway and pedestrian safety.

#### Other Matters

- 48 Otford Parish Council refer to paragraphs 1.h and 4.f of their Village Design Statement. The paragraphs to which they refer are set out in their draft statement upon which the Council have made comment and not in their current Statement adopted in 2008. It should be noted that the draft document is not adopted by the Council and therefore as yet does not carry any significant weight.

## **Conclusion**

- 49 The design of extensions are sufficiently sympathetic in a way which would ensure that they would not have a negative impact upon the quality, character, appearance or visual amenity of the locality and are not therefore harmful to the appearance of the street scene of Sevenoaks Road.
- 50 The development would not adversely impact upon the amenities of neighbouring residents.

## **Background Papers**

Site and Block plan

Contact Officer(s): Claire Baldwin Extension: 7367

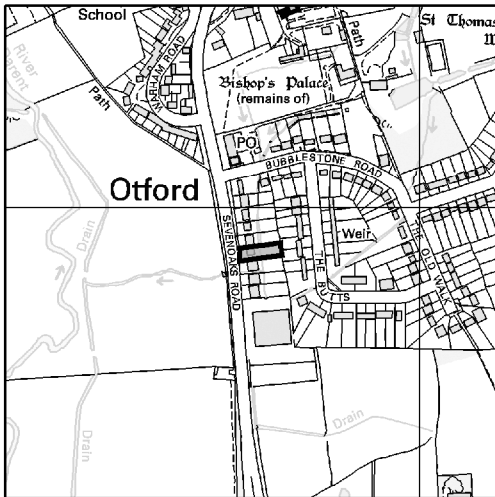
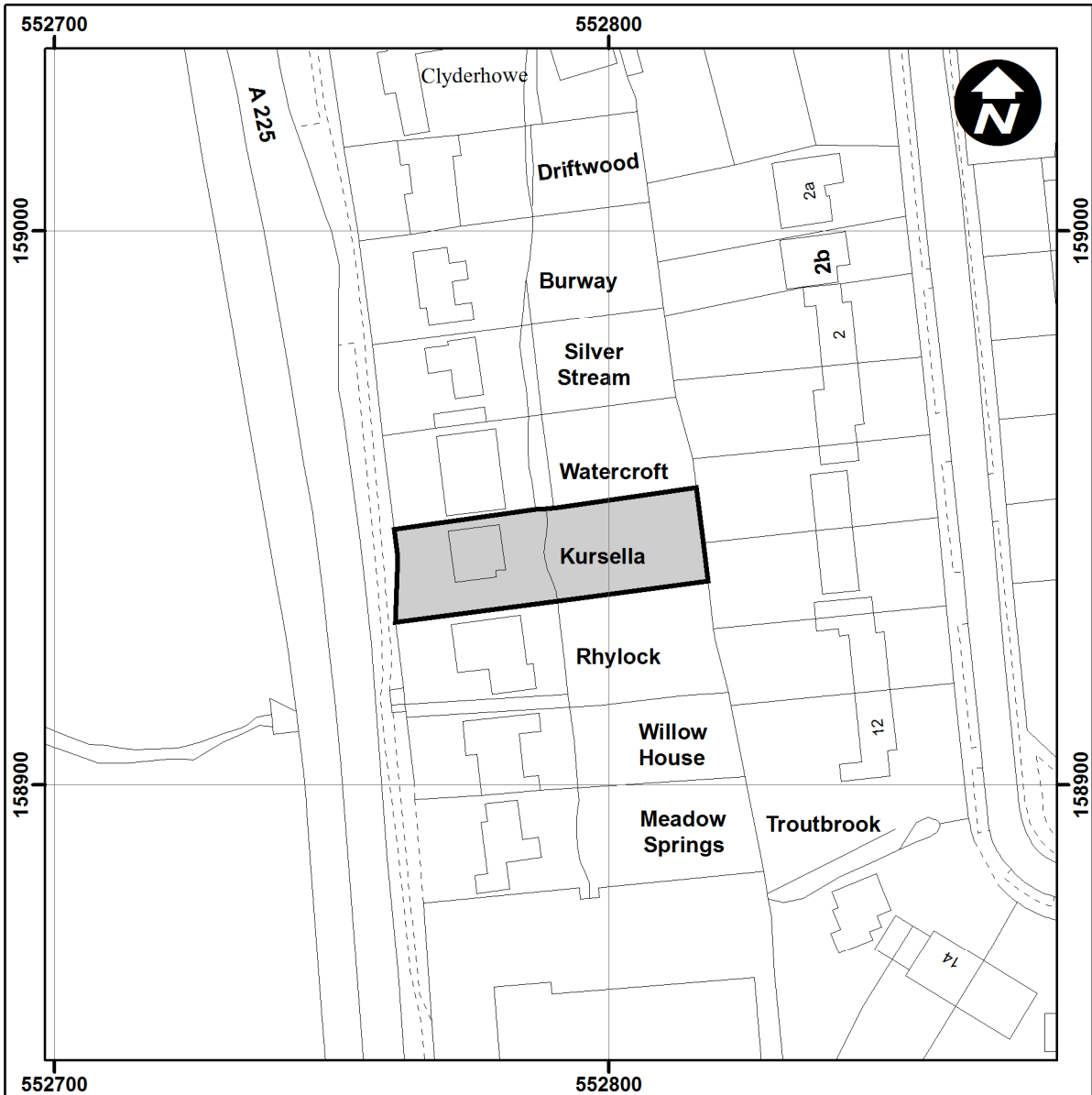
**Richard Morris**  
**Chief Planning Officer**

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N1P4XKBK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N1P4XKBK8V000>



# Site Plan

Scale 1:1,250

Date 02/06/2014



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Sevenoaks District Council, 100019428, 2013.

**Block Plan**

