

4.4 – SE/14/02209/HOUSE Date expired 22 September 2014

PROPOSAL: Erection of a ground and first floor front extension and installation of a new window to first floor side elevation.

LOCATION: 39 Redhill Wood, New Ash Green, Kent DA3 8QP

WARD(S): Ash And New Ash Green

ITEM FOR DECISION

The application has been referred to Development Control Committee by Councillor Cameron Clark so that the Parish Council objections regarding streetscene and neighbouring amenity can be considered.

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

3) The proposed 1st floor side facing window shall be obscure glazed and non opening.

To protect the amenity of the neighbouring property in accordance with Saved Local Plan Policy EN1.

4) The development hereby permitted shall be carried out in accordance with the following approved plans: DFH/1

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 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) Did not require any further assistance as the application was acceptable as submitted.

Description of Proposal

- 1 Planning permission is sought for the erection of a two storey front extension infilling an existing void within the property positioned to the side of the dwelling. The extension would measure 3.5m in width and 3.3m in depth with a height to the eaves and ridge to match the host dwelling. The proposal seeks to introduce a Juliet balcony on the front elevation of the extension and rooflights in the roof slope along with a number of other openings.

Description of Site

- 2 The site lies to the south east of New Ash Green settlement within a residential area. The property is a two storey dwelling set on a higher level than the road constructed of brick under a tiled roof with cladding detailing. The site lies in an area with no land constraints.

Constraints

- 3 No constraints

Policies

Sevenoaks District Local Plan

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

Core Strategy:

- 5 Policy - SP1

Allocations and Development Management Plan, Draft submission (Nov 2013)

- 6 SC1, EN1 and EN2.

Other

- 7 National Planning Policy Framework (NPPF) and associated technical guidance
- 8 National Planning Practice Guidance (2013 – BETA)
- 9 Residential Extensions SPD

Planning History

- 10 89/01841/HIST Side extension - to form larger garage, conservatory master bedroom and bathroom. GRANT 20/11/1989

Consultations

Parish/Town Council

- 11 The Parish Council objects to this application due to its effect on the street scene and to its effect on the amenity of neighbouring properties.

Representations

- 12 1 letter of objection (14.8.2014)
- 13 Objections relate to: (summarised by case officer)
 - Massing and density in relation to neighbouring dwellings
 - Removing spacing between dwellings
 - Size in relation to host dwellings
 - Removing front garden within streetscene
 - Setting forward of building line of neighbour
 - Sunlight issues
 - Loss of privacy, disturbance and smells
 - Out of character

Chief Planning Officer's Appraisal

Principle of development

- 14 One of the core principles within the NPPF is achieving sustainable development and encouraging high quality design. Emerging policy SC1 (presumption in favour of sustainable development) seeks to ensure that there is a presumption in favour of sustainable development. Similarly, policy SP1 of the Core Strategy supports in principle new development subject to a number of requirements being met including design and ensuring that new development does not have any undue harm to neighbouring properties.
- 15 The remaining issues to consider in the determination of this application are:
 - Visual Impact on the character of the area/streetscene; and

- The impact upon amenity of neighbouring occupiers.

Visual Impact on the character of the area/streetscene

- 16 The NPPF attaches great importance to and encourages good design due to its indivisible link with sustainability. Paragraph 56 seeks for development to 'contribute positively to making places better for people' through the implementation of high quality and inclusive designs. Policy SP1 of the Sevenoaks Core Strategy also seeks to ensure that all new development is designed to a high quality and reflect the character of the area in which it is located.
- 17 Saved Local Plan policy EN1 states 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'* to receive support. This policy broadly conforms with the NPPF and therefore can be afforded weight in this assessment. Emerging policy EN1 (Design Principles) of the ADMP carries significant weight and will in part replace adopted policy EN1 (Development Control: General Principles) of the Local Plan, this policy also requires high quality design.
- 18 The Council's Residential Extensions SPD guidance seeks to ensure that the scale, proportion and height of an extension relates to the character of the host dwelling. In addition the guidance also seeks to ensure that the pattern of gaps within the streetscene are maintained with a minimum of 1m gap maintained in most cases.
- 19 The streetscene is composed of a number of clusters of dwelling types which share similar but not identical design characteristics and sizes through Redhill Wood. The application dwelling forms one of three detached dwellings set on a higher level than the road which share similar proportions, design features and materials. The properties are laid out with a visual separation distance between each one. Other properties in the road are to a different design and layout. At present the side wall of the application dwelling is stepped and so is partially set back from the street scene with a garden to the front. Each of the three properties has an attached double garage to the side. The application dwelling is set at a slightly lower level from the road than the neighbouring dwellings and has previously been extended to provide first floor accommodation above the garage.
- 20 A number of objections have been received from the parish and a neighbour in relation to the impact of the proposed extension on the streetscene, more specifically the concerns relate to the size and position of the extension which would involve the removal of the front garden. These issues are addressed below.
- 21 The proposed extension seeks to infill the void currently set between the gable of the property and front of the two storey side element of the property. The proposed extension seeks to use matching materials to the host dwelling with cladding details proposed on the front elevation. The proposal would be set back from the front elevation of the property by 0.8m and continues the roof pitch of the main dwelling as it adjoins and is a continuation of the roofline of the existing two storey side element of the property. The extension is considered to be sympathetic in scale to the host dwelling with a relatively modest footprint of

approximately 11m² and whilst the property has previously been extended it is considered that cumulatively the extension would not harm the character of the property.

- 22 Due to the mixture of designs and properties sizes within the wider streetscene it is not considered that the introduction of rooflights or a balcony would have a significant adverse impact on the character of the streetscene even though there are none visible within the direct vicinity. The proposed extension would reduce the front garden of the property due to the siting of the extension, however, it is not considered that this would have a detrimental impact on the character of the wider area as some vegetation to the front of the driveway would remain to soften the extension within the streetscene.
- 23 The final element to consider whether there is the potential impact of the extension within the streetscene due to the relationship of the host dwelling with the adjacent neighbour and the size and position of the extension proposed. It is noted that number 40 Redhill Wood the closest neighbour to the proposed development has its front elevation closest to the application site set back from the application dwelling as the properties have staggered building lines along the road. Between the dwellings there is a 3m separation distance where both properties have side access along the side of the dwellings. The proposed extension is also set back from the main elevation of the host dwelling. The proposed extension due to its design set back, relationship with the neighbour including the separation distance between them is therefore not considered to introduce an adverse terracing effect within the streetscene.
- 24 In conclusion, the proposal is considered to comply with the above policy and the Council's Residential Extension SPD as the proposed extension is not considered to have a detrimental impact on the character of the host dwelling or streetscene.

Impact on Neighbouring Amenity

- 25 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.
- 26 Saved Policies EN1 and H6B of the Sevenoaks District Local Plan requires that proposals do not have an adverse impact on the amenity of the neighbouring properties and that new development ensures that a satisfactory environment of the original dwelling is maintained for future occupants. Both policies conform in broad terms with the NPPF and therefore can be afforded some weight in the assessment of the proposal. Emerging policy EN2 seeks to safeguard the amenities of existing and future occupants of nearby properties, including from excessive noise, activity or vehicle movements and can be given moderate weight in this assessment.
- 27 Objections to the proposal have been raised in relation to loss of privacy, overbearing impact, and concerns regarding noise and smells as part of the development. These issues are addressed below.
- 28 The property has neighbouring properties set to the north (Number 39), south west (Number 38) and opposite the site (Number 35).

- 29 Due to the height, position and separation distance between the proposed extension and neighbouring properties to the south west and opposite, it is not considered the proposal would have an adverse impact on the neighbouring properties to the south west and east.
- 30 The closest neighbour, number 40 Redhill Wood has a staggered front elevation with the closest section set further back than the front elevation of the application dwelling. This neighbouring property has no side facing windows and but does have a front ground floor window which appears to serve a habitable room. The Council Residential Extensions SPD guidance sets out a 45 degree test which can identify if there would be any harm to a neighbouring property from a loss of daylight as a result of a proposed extension.
- 31 By reason of the height (6.9m), separation distance between the extension and the side wall of the neighbouring property (3m) the proposed extension would not lend to a loss of daylight to the neighbours habitable window on the front elevation when using this test. As such, any harm to the neighbouring property would not be so significant as to justify the refusal due to loss of daylight.
- 32 With regards to overlooking the proposal seeks to introduce a Juliet balcony on the front elevation of the property, this would not allow views over private amenity spaces of the closest neighbouring dwellings due to its position. Similarly due to the position of the rooflights and ground floor window facing into the streetscene I do not consider they would introduce an adverse overlooking impact over neighbouring properties private amenity spaces. To the side a first floor high level window is proposed, due to the height of it, it is unlikely to introduce adverse overlooking however subject to a condition to obscure glaze this window I am satisfied the private amenity space of the neighbour would be protected.
- 33 Concerns have been raised with regards to the introduction of noise and smells due to a side door being introduced along the side elevation of the property. As the door would serve the utility room of a single dwelling it is not considered that the proposal would introduce noise or smells that would have a detrimental impact on the neighbouring property due to the use of the property.
- 34 The proposal would therefore comply with the above policies as it would have no adverse impact on the amenity of the neighbouring dwellings.

CIL

- 35 With regard to Community Infrastructure Levy (CIL) liability, as set out in the CIL Regulations, this development is not creating floor area of more than 100m². Accordingly, this residential development qualifies as being exempt from liability for CIL payment.

Conclusion

- 36 The proposed extension is not considered to have a significant adverse impact on the character of the host dwelling or wider streetscene. In addition the proposal is not considered to have an adverse impact on the amenity of the occupiers of the neighbouring property. As such, subject to a number of appropriate conditions, the application is recommended for approval.

Background Papers

Site and Block plans

Contact Officer(s): Erin Weatherstone Extension: 7290

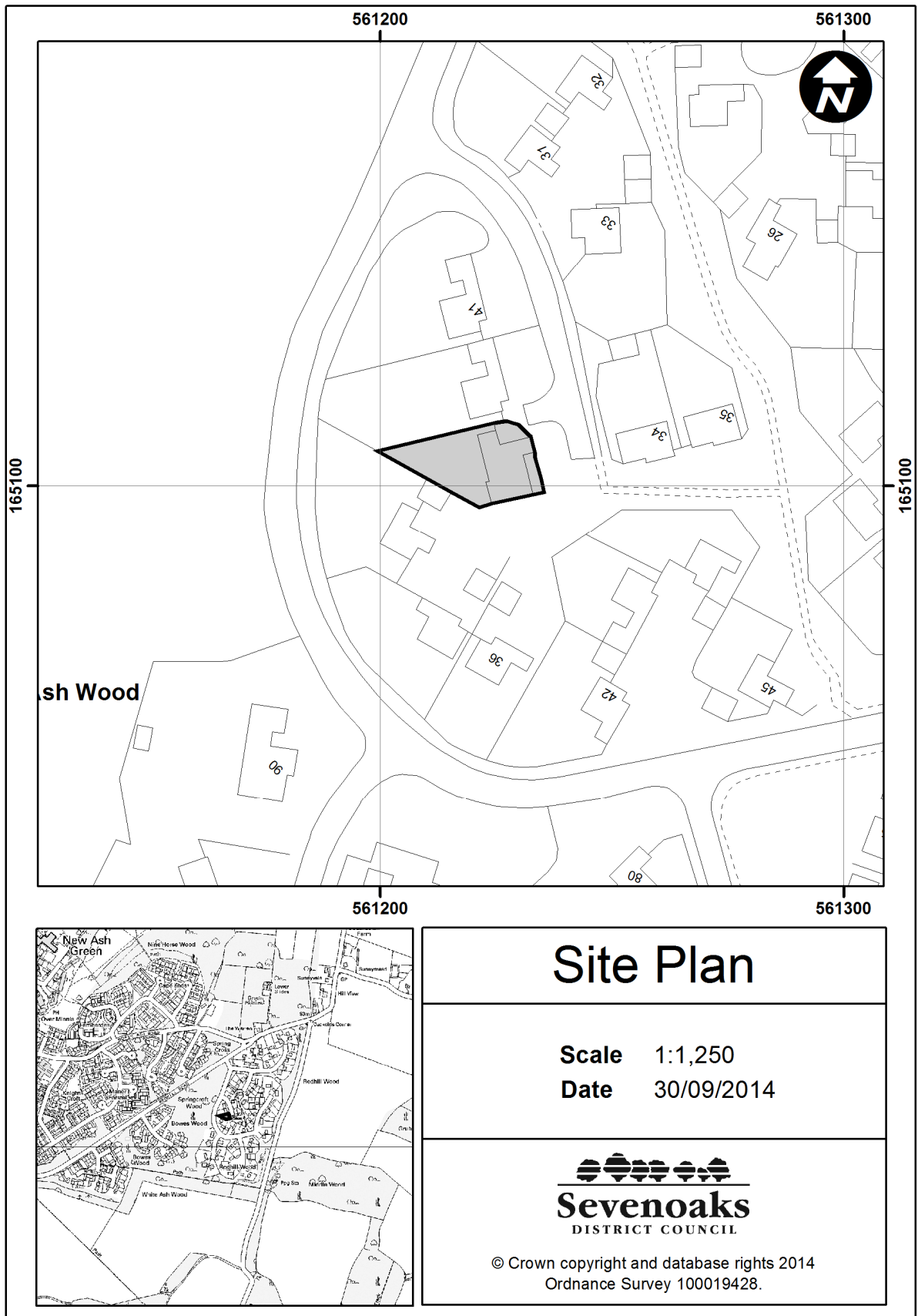
Richard Morris
Chief Planning Officer

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N8E61ZBK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N8E61ZBK0L000>



sh Wood

Site Plan

Scale 1:1,250
 Date 30/09/2014



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 Ordnance Survey 100019428.

Block Plan

