

4.1 - SE/14/00849/HOUSE & Date expired 23 May 2014
SE/14/00850/LBCALT

PROPOSAL: Erection of two-storey side extension following demolition of part of the attached listed wall, alterations to rear garden room; minor internal alterations and repairs to chimney stack.

LOCATION: Threeways, The Street, Ash TN15 7HA

WARD(S): Ash And New Ash Green

- 1 These applications have been returned to the Development Control Committee following the decision by the Committee to defer them at the meeting of 14 August 2014.
- 2 The application was deferred so that consideration of the applications for planning permission and listed building consent could allow for the following:
 - 1) The Conservation Officer to contact the Georgian Group to obtain a revised response based on clarity over the size of the extension;
 - 2) The Conservation Officer to carry out an internal inspection, including considering the historic value of the kitchen fireplace and whether it needs to be retained if an extension is agreed;
 - 3) Consideration of whether the design of the windows should be altered to better relate to the form of windows on the original building; and
 - 4) When the item is reported back, for the Conservation Officer to attend the meeting.
- 3 The original report and late observations sheet is reproduced below (Appendix 1).
- 4 Since the application last came to the Development Control Committee, the Applicant and Agent have spent considerable time with the Planning Officer and Conservation Officer on site and have submitted amended plans to address the issues raised by the committee.
- 5 In light of the amended plans, the issues raised by the Committee are addressed in turn below:

Contacting the Georgian Group

- 6 The Conservation Officer has tried to contact the Georgian Group to clarify its response on numerous occasions. There has, however, been no response to the Conservation Officer's emails or telephone messages.
- 7 Officers have however been made aware by the applicant that the Georgian Group has visited the property on Monday 8th September at the invitation of the

applicant but no formal comments have been received from the Society by the Council.

- 8 The Georgian Group has been sent a copy of the amended plans now submitted and if any comments are received they will be reported at the committee meeting.

Internal inspection of the property by the Conservation Officer

- 9 It was requested by the Committee that the Conservation Officer carry out an internal inspection of the property, and in particular to consider the historic value of the kitchen fireplace and whether it needs to be retained if an extension is agreed.
- 10 The current Conservation Officer was not been involved in the pre-application discussions and did not prepare the original consultation response to the application. She has now visited the property twice since the committee on 14th August.
- 11 In her view, “*the fireplace is considered to be a significant feature and should be incorporated into any proposals. This is an interesting feature that relates to the evolution of the building. The original weatherboarding demonstrates the former rear elevation and the kitchen fireplace represents the later, but still valuable, accretions*”.
- 12 The amended plans submitted reflect this and now show the fireplace to be retained.

Consideration of whether the design of the windows should be altered to better relate to the form of windows on the original building

- 13 In regard to this issue, the Conservation Officer comments as follows:

“The ground floor windows in the proposals are poorly expressed and fail to relate well to the original building and the terrace as a whole. The small windows are also inappropriate for a formal principal elevation. A simple sash window, with proportions matching the existing would be the most harmonious approach but this is complicated by the current internal arrangement and width of the extension. A small decrease in the width of the extension to reflect the proportions of the plan form of the host property will give a more pleasing and sympathetic solid to void ratio and would mean that a sash window would sit well in the elevation. This would have the combined benefit of improving the plan form. It would also be possible to re-order the internal layout so that only one window is required at ground floor level”.
- 14 In light of these comments, the applicant has submitted amended plans, which show a small reduction in the width of the extension (from 4.7 to 4.3m) and with the small windows in the front elevation replaced with sash windows which match the proportions of the existing property. The internal layout of the proposal has also changed to allow these external changes to take place. The amended plans create a more harmonious approach to the proposed extension which considerably mitigates against the harm of the original proposal and relates better to the form of windows on the original property.

- 15 It is also considered that these changes address the concerns raised by the Parish Council who preferred “*all windows on the front elevation to match the existing building and as long as it does not conflict with local planning policy*”.

Conservation Officer attendance at the meeting

- 16 The Conservation Officer will attend the meeting on 27 November.

Other issues

- 17 As the proposed amendments reduce the floorspace of the proposed extension, it is considered, as with the previous report that the proposal is a proportionate addition to the original dwelling which would be in accordance with guidance contained in the NPPF and polices in the Local Plan and ADMP relating to Green Belt.
- 18 The changes made would not change the impact on neighbouring properties since the previous application and therefore the proposal is considered to not to have an adverse impact on amenity.
- 19 It would also not change the car parking arrangements nor the impact on the trees and therefore the view of officers would remain the same as laid out in the original report.

Conclusions

- 20 Whilst officers raised concerns in regard to the principle of the proposed two storey side extension, officers have worked with the applicant to attempt to mitigate the harm caused by the proposed extension and have addressed the concerns raised by the committee.
- 21 The revised plans respond in a satisfactory way to the issues raised by Members at the previous meeting. If Members agree that their previous concerns have been met then it would be appropriate to grant planning and listed building consent. Conditions could be delegated for officers to agree.

Original Committee report – Appendix 1

4.2 - SE/14/00849/HOUSE Date expired 23 May 2014
SE/14/00850/LBCALT

PROPOSAL: Erection of two-storey side extension following demolition of part of the attached listed wall, alterations to rear garden room; minor internal alterations and repairs to chimney stack.

LOCATION: Threeways, The Street, Ash TN15 7HA

WARD(S): Ash And New Ash Green

ITEM FOR DECISION

This application is called to Development Control Committee at the discretion of the Chief Planning Officer as the recommendation is at odds with conservation advice obtained at pre-application stage by a former Officer of the Council.

RECOMMENDATION – SE/14/00849/HOUSE: That planning permission be REFUSED for the following reasons:-

Due to its scale, bulk, massing, siting and overall design, the proposed extension would fail to respect the character, design and layout of the listed building and would overwhelm its modest proportions resulting in a disproportionate and unsympathetic addition which would cause substantial harm to the historic significance of this designated heritage asset contrary to policy EN1 of the Sevenoaks Local Plan, SP1 of the Sevenoaks Core Strategy, emerging policy EN4 of the Sevenoaks Allocations and Development Management Plan, the Councils Residential Extensions Supplementary Planning Document, the National Planning Policy Framework and Planning Policy Statement 5 (PPS5) Planning for the Historic Environment: Historic Environment Planning Practice Guide March 2010.

RECOMMENDATION – SE/14/00850/LBCALT: That listed building consent be REFUSED for the following reasons:-

Due to its scale, bulk, massing, siting and overall design, the proposed extension would fail to respect the character, design and layout of the listed building and would overwhelm its modest proportions resulting in a disproportionate and unsympathetic addition which would cause substantial harm to the historic significance of this designated heritage asset contrary to policy EN1 of the Sevenoaks Local Plan, SP1 of the Sevenoaks Core Strategy, emerging policy EN4 of the Sevenoaks Allocations and Development Management Plan, the Councils Residential Extensions Supplementary Planning Document, the National Planning Policy Framework and Planning Policy Statement 5 (PPS5) Planning for the Historic Environment: Historic Environment Planning Practice Guide March 2010.

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) 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 These applications seek planning permission and Listed Building Consent (LBC) for the erection of a two-storey side extension following demolition of part of the attached listed wall, alterations to rear garden room; minor internal alterations and repairs to chimney stack.

Description of Site

- 2 The site the subject of this application is an end of terrace dwelling. The application property (Threeways) together with 3, 4 and 5 Wallace Terrace are grade II Listed.
- 3 The Listing description for the building reads as follows:

Threeways is dated 1783 with the initials W S A. Two storeys and attics red brick. Tiled roof with 2 hipped dormers. Two sashes with glazing bars intact. Door case with flat hood on brackets. The adjoining property to the left was originally part of the same house but rehung in tile in the C19 on the first floor and stuccoed on the ground floor. One sash with glazing bars intact. Wallace Terrace is C19. Two storeys brown brick. Tiled roof. Two sashes with glazing bars intact.

- 4 In addition to the above, the site is located in the Green Belt.

Constraints

5 Listed Building

6 Green Belt

Policies

Sevenoaks District Local Plan:

7 Policies – EN1, H6B + Appendix 4 & H14A

Sevenoaks Core Strategy

8 Policies – SP1 & LO8

Allocations and Development Management Plan (ADMP) (Submission Draft)

9 Policies – EN1, EN2, EN4, GB1 (moderate weight) & T2 (significant weight)

Other

10 National Planning Policy Framework

11 Planning Policy Statement 5 (PPS5) Planning for the Historic Environment: Historic Environment Planning Practice Guide March 2010

12 Planning Practice Guidance

13 Residential Extensions Supplementary Planning Document (RESPD).

Planning History

14 13/02814/LBCALT Replacing dilapidated / rotting front door with new non-identical door. Grant 13/12/2013.

Consultations

Parish Council

15 No objection:

The Parish Council has no objection, in principle to this application but would prefer all windows on the front elevation to match the existing building and as long as it does not conflict with local planning policy.

SDC Tree Officer

16 The proposed side extension could impact on two cypress trees, a Birch and a section of conifer hedge situated on the southern boundary. Although these are situated within a prominent position, they are of low amenity value but do provide an effective screen when viewed from Pease Hill. I have estimated that trees numbered T1-T2, both cypresses, require a RPA of 4.80. T3, the Birch, requires a RPA of 4.20m. The proposed extension would be constructed within 2.50m of T1, 3.0m of T2 and 4.0m of T3. The hedge requires a RPA of 1.80m. The proposed extension represents a serious incursion into the RPA's of T1 & T2. T1 appears to

have been damaged by the recent storms. These trees could be removed and replaced as part of an approved landscaping scheme. T3 could be successfully retained providing it is adequately protected during the construction process. This also applies to the conifer hedge.

- 17 In view of the above comments, I have no objection to the proposed development, providing those trees to be retained are protected. Details of protective measures to be used should be submitted for comment and should comply with BS5837:2012.

SDC Conservation Officer

- 18 SDC's Conservation Officer objects to the proposal on the following grounds:

"Threeways is a Grade II listed building dated 1783. The largely symmetrical, late 18th century style of the front façade presents a startling contrast to the rear of the building, which is dominated across much of its width by an impressive sweep of cat-slide roof. These disparate architectural treatments result in the building having a distinctive singularity of form and this characteristic quality is most evident when viewed from the south.

The present proposal seeks to attach a substantial, two storey addition to the southern gable of Threeways and from the conservation perspective, it is considered entirely unacceptable:

- 1. The new work overwhelms the modest proportions of the listed building, transforming all three elevations and the roofscape. (ref para. 178 of the Historic Environment Practice Guide)*
- 2. The balanced, largely symmetrical treatment of the principal elevation is an important characteristic of the listed building and it is diminished by the presence of the side addition. (ref para. 178 of the Practice Guide)*
- 3. The simple form of the historic floorplan will be obscured by the new work (ref para. 182 of the Practice Guide)*

Poor precedents at adjacent properties do not justify further inappropriate work at Threeways, as an accretion of later additions obscures the historic significance of a listed building. Para. 137 of the NPPF states that only proposals which better reveal the significance of designated heritage assets should be treated favourably.

Although minor interior alterations and remodelling of the existing unsympathetic garden room may be acceptable, the proposed two storey side addition results in substantial harm to the historic significance of the designated heritage asset, and refusal is recommended in terms of para. 133 of the NPPF.

The present structural condition of the chimney justifies the intended remedial works, which are considered 'like for like repairs' and do not require consent.

It is noted that the heritage statement includes references to preceding conservation advice. However, Council records have been searched for pre-application advice pertaining to this case and none found. If such advice was given and it differs from that above, an on-balance decision should be made as to

whether – for the sake of consistency – it is best to proceed with the case on the basis of the earlier guidance”.

- 19 Earlier this year the applicant sought Conservation advice from a former officer of the Council in respect of the proposed scheme. It is stated that the Conservation Officer visited the site which concurs with copies of correspondence provided between the agent and the Conservation officer. An email from the officer to the agent in response to discussions on site and in response to the submission of preliminary drawings which reflect the scheme currently under consideration, states the following:

“This all looks to be as we discussed on site. The extent of the addition would be in proportion to the terrace but readily identifiable as a new addition. You would also be making various improvements to the property without loss of historic fabric or character. The Design and Access Statement needs to include a Heritage Statement”.

- 20 The Conservation Officer post currently operates on a job share basis with two officers sharing the role. In view of the disagreement between the current and former post holder on the merits of the scheme, the other job sharer was asked to informally review the case. She supports the objections of her colleague.

Ancient Monument Society

- 21 No comment received

The Council for British Archaeology

- 22 No comment received

Georgian Group

- 23 The Group is concerned that the proposed extension is too great in terms of scale and massing and objects for these reasons, the proposed extension will nearly double the footprint of the listed building and alters the vertical emphasis of the building to a horizontal one.
- 24 In the absence of new guidance the PPS5 Planning Practice Guide remains a material consideration:

“The main issues to consider in proposals for additions to heritage assets, including new development in conservation areas, are proportion, height, massing, bulk, use of materials, use, relationship with adjacent assets, alignment and treatment of setting. Replicating a particular style may be less important, though there are circumstances when it may be appropriate. It would not normally be acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting. Assessment of an asset’s significance and its relationship to its setting will usually suggest the forms of extension that might be appropriate.” (Para. 178)

- 25 The plans show a number of internal doors being relocated/removed. It is good practice to close and seal doors not required rather than removing them.

Recommendation

For those reasons set out above The Group objects to application SE/14/00850/LBCALT and recommends it be refused.

Society for the Preservation of Ancient Buildings

26 No comment received

Twentieth Century Society

27 No comment received

Victorian Society

28 No comment received

English Heritage

29 No comment received

Tonbridge and Malling Borough Council

30 No objection subject to Sevenoaks DC being satisfied that the proposal would not be detrimental to the historic character and appearance of the Listed Building.

Representations

31 None received

Chief Planning Officer's Appraisal

Principal Issues

32 Threeways forms part of a terrace of properties which are grade II Listed and therefore are designated heritage assets. In accordance with Sections 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), it is the Council's statutory duty and obligation to have regard to the preservation and enhancement of such assets. As such, the impact of the proposal on the character and integrity of the Listed building(s) is the principle issue to the consideration in the determination of this application.

33 The remaining issues to consider in the determination of this application are:

- Design and visual impact of the proposal;
- Whether the proposal would involve inappropriate development in the Green Belt and, if so whether the harm to the Green Belt would be clearly outweighed by other considerations.
- The impact upon existing residential amenity;
- Impact on trees; and
- Highway implications

Heritage Issues, Design and Visual Impact

Relevant Policy

- 34 With regards to heritage, paragraph 126 of the NPPF describes heritage assets as '*an irreplaceable resource*' and states that they should be conserved in a '*manner appropriate to their significance*'.
- 35 Paragraph 129 of the NPPF identifies how, in decision making, local planning authorities should identify and assess the particular significance of any heritage asset affected by a proposal (including by development affecting the setting of a heritage asset) and utilise this assessment when considering the impact of a proposal on a heritage asset in order to avoid or minimise conflict between the conservation of the heritage asset and any aspect of the proposal.
- 36 Paragraph 131 indicates amongst other things that in determining planning applications the local planning authority should take account of '*the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation*'.
- 37 Paragraph 132 states "*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification*".
- 38 Paragraph 133 states quite clearly that "*where a proposed development will lead to substantial harm to, or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss*".
- 39 Also relevant to the determination of this application are paragraphs 178 and 182 set out on page 48 of the PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide which relates to additions and alterations. A copy of the relevant extract is attached to the report for information.
- 40 At a local level, policy SP1 of the Sevenoaks Core Strategy states that the districts heritage assets including listed buildings and conservation areas will be protected and enhanced. Emerging policy EN4 of the ADMP states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset. The policy states that applications will be assessed with reference to a) the historic and/or architectural significance of the asset; b) the prominence of its location and setting; and c) the historic and/or architectural significance of any elements to be lost or replaced.
- 41 With regards to design, 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).
- 42 Policy L08 of the Core Strategy requires development to respect the countryside by having no detrimental impact upon the quality of the landscape character.

- 43 Policy EN1 of the Sevenoaks District Local Plan and SP1 of the Sevenoaks Core Strategy state 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. This policy also states that the design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard.
- 44 Emerging policy EN1 of the ADMP 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.
- 45 Regard should also be had to the Council's Residential Extensions Supplementary Planning Document (RESPD).

Appraisal

- 46 Firstly, it should be noted that it is the view of SDC's Conservation Officer that the present structural condition of the chimney justifies the intended remedial works, which are considered 'like for like repairs' and do not require consent
- 47 With regards to the remainder of the scheme, as indicated previously, Threeways is a Grade II listed building dated 1783. The Conservation Officer's consultation response highlights the key features of the building.
- 48 Amongst other things, the present proposal seeks to demolish part of the attached Listed wall and attach a substantial, two storey addition to the southern gable of Threeways. SDC's Conservation Officer has been consulted on the proposal and has objected to the scheme, which from a conservation perspective is considered to be entirely unacceptable. She considers that due to its scale, bulk, massing, siting and overall design the new work would overwhelm the modest proportions of the listed building, resulting in a disproportionate and unsympathetic additions to the listed building which would substantially alter its character and increase its overall scale and consequently bulk and massing transforming all three elevations, the roof slope and obscuring the original proportions.
- 49 The Georgian Society share the concerns raised by SDC Conservation Officer stating that the proposed extension will nearly double the footprint of the listed building and will alter the vertical emphasis of the building to a horizontal one.
- 50 The consultation replies from the Conservation Officer and the Georgian Society have been considered and carefully reviewed, particularly in view of the conflict with the views of the previous Conservation Officer who found the proposals acceptable. Planning Officers however are firmly of the view that the assessment by the current Conservation Officer, supported by her job share partner and the independent comments of the Georgian Society are soundly based and accurately reflect the impact of the extension.
- 51 Issues arising from the pre application advice are considered further at the end of the report.
- 52 As a result of the proposal the extended building would bear little relation to the modest and simplistic form of the original building. The proposal would therefore

be unacceptable and furthermore, damaging to the building's significant historic fabric and character.

- 53 In addition, the balanced, largely symmetrical treatment of the principal elevation fronting 'The Street' is an important characteristic of the listed building and would be diminished by the presence of the proposed side addition. This loss of symmetry would be emphasised by the poorly proportioned windows particularly at ground floor level to the front elevation and the dormer window in the rear roof slope where the windows fail to relate (in terms of their proportions) to existing windows to the detriment of the significance of the heritage asset and contrary to the aforementioned policy guidance and guidance contained in the RESPD which indicates that proposed windows should relate to the shape of existing windows and the proportion or ratio of solid wall to window should reflect that of the original house or buildings.
- 54 The simple form of the historic floor plan will also be obscured by the new work as amongst other things, the proposal would involve the removal of a section of the original external wall, fireplace and window openings at ground floor.
- 55 Attention has been drawn to the existing and unsympathetic addition at number 5 Wallace Terrace which appears to have been granted planning permission in the early 1980's. It is officer's view that not only has policy significantly altered since the time this application was determined, but poor precedents at adjacent properties do not justify further inappropriate work at Threeways, as an accretion of later additions only serves to further obscure the historic significance of the listed building. Paragraph 137 of the NPPF states that only proposals which better reveal the significance of designated heritage assets should be treated favourably.
- 56 Although minor interior alterations and remodelling of the existing unsympathetic garden room may be acceptable, overall, it is considered that the proposed two storey side addition results in substantial harm to the historic significance of the designated heritage asset.
- 57 It is therefore considered that the proposal would substantially harm the heritage asset contrary to the aforementioned policy criteria contained in the NPPF and at a local level.
- 58 In addition to the aforementioned policy criteria, the proposed development would also be contrary to paragraphs 178 and 182 of the PPS5 Practice Guide which indicates that it is not acceptable for new work to dominate the original asset or its setting in either scale, material or as a result of its siting and which seeks to preserve the original plan form of buildings.
- 59 In conclusion, whilst officers appreciate that the applicant will be disappointed that the formal response to the submitted applications contradicts the informal advice given at pre-application stage, it is considered that the later comments made by the Conservation Officer in response to formal detailed applications and supported by the Georgian Society should be afforded more weight. The applications are therefore recommended for refusal for the reasons set out in the preceding paragraphs.

Green Belt

Policy

- 60 Having regard to the Green Belt, inappropriate development, by definition, is development that is harmful to the Green Belt. Government advice contained within the NPPF makes clear that the most important attribute of Green Belts is their openness.
- 61 It is for applicants to demonstrate why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.
- 62 Having regard to inappropriate development in the Green Belt, paragraph 89 of the NPPF, states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this include:
- "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building";*
- 63 Having regard to the above criterion, the application is a householder application for works and extensions to a dwelling house, the proposal would therefore fall to be considered against the above criterion. With this in mind policy H14A of the SDLP sets out the criterion against which applications for extensions to dwellings in the Green Belt need to be assessed.
- 64 It should be noted that the term '*disproportionate addition*' is not empirically defined in national policy. This means that the key comparison is between the 'original' dwelling and the dwelling in its extended form. The '50%' test referred to in criterion 2 and 6 of Local Plan policy H14A provides guidance on how the Council will assess whether an extension is a disproportionate addition.
- 65 In this instance criterion 2 is relevant. Criterion 2 states '*The "gross floor area" of the existing dwelling plus the "gross floor area" of the extension does not exceed the "gross floor area" of the "original" dwelling by more than 50%*'. However, in assessing the impact on openness, site coverage is only one of the relevant considerations, the scale, height, bulk and massing of the extension will also be an important consideration in assessing the impact the extended dwelling has on the Green Belt.
- 66 *For the purposes of Policy H14A "gross floor area" of the "original" dwelling will be ascertained by external measurement and shall include any garage or domestic outbuilding (incidental to the enjoyment of the dwelling) within the curtilage of the dwelling, if any part of that building lies within 5m of any part of the dwelling. All habitable floorspace of the building will be included which is useable without major reconstruction.*
- 67 The term 'original' is also defined in policy H14A as being "*The dwelling and domestic outbuildings as existing on 1st July 1948; or if no dwelling existed on that date, then "original" means the dwelling as first built after 1st July 1948, i.e. excluding in either case any extensions or outbuildings built after 1st July 1948 or first completion".*

- 68 Emerging policy GB1 of the ADMP will in part replace policy H14A of the Local Plan. Emerging policy GB1 is similar to adopted policy H14A in that amongst other things it seeks to restrict extensions to dwellings which are lawful and permanent in nature, seeks appropriate design and seeks to ensure that the amount of floor space added to dwellings in the Green Belt does not exceed 50% of the floor area of the original dwelling.

Appraisal

- 69 I have undertaken a thorough search of the planning history for the site and can find no applications to extend the property. The only application relating to the property which could be found is an application for Listed Building Consent to replace the front door as detailed in the planning history.
- 70 Notwithstanding the above, historic mapping held on the Councils Geographical Information System indicates that the single storey addition to the rear labelled as the breakfast room is a later addition to the property and thus in the absence of any evidence to the contrary it is not deemed to be original. This concurs with the information contained in the Design, Access, Listed Building & Conservation Area Statement submitted with the application which states that the extension was added at a later date.
- 71 As such, based on the evidence available at this time it is my view, that the original gross floor area of Threeways amounts to approximately 193.9m². This is less than that calculated by the applicant. My calculations are based on submitted drawing number 419/A1/02. This gives a 50% limit to extend of 96.5m².
- 72 Based on drawing number 419/A1/02 it is my view that that the single storey addition to the rear labelled as the breakfast room would calculate 16.35m² as agreed by the applicant.
- 73 The proposed extension to the dwelling measures approximately 75.18m² based on drawing numbers 419/A1/05 and 419/A1/06. It should be noted that the alterations to the breakfast room would not result in any increase in gross floor area.
- 74 Together with the existing extension to the original dwelling extensions to the dwelling would therefore calculate 91.53m². This would represent a 47.20% increase in the total gross floor area of the original dwelling.
- 75 The table below is provided in order to clarify, the current position in terms of the floor area of the dwelling in its current form, and in its proposed form.

	Floor Area (m²)	Total Extended Floor Area (m²)	Cumulative % Increase above Original Dwelling
Original Dwelling	193.9		
Breakfast room Extension	16.35	210.25	8.43
Proposed Extension	75.18	285.43	47.20

- 76 In view of this, it is considered that the proposal would comply with policy H14A of the Local Plan and emerging policy GB1 of the ADMP and therefore it is my view that the proposed extension would be a proportionate addition to the original dwelling in accordance with the guidance contained in the NPPF relating to Green Belts.
- 77 Consequently, it is my view that the proposal would be appropriate development in the Green Belt.
- 78 It should be noted that the fact that the extension is deemed to be a proportionate addition to the property in accordance with Green Belt policy criteria does not override the presumption against the development due to the identified harm to the heritage asset.

Impact on Neighbouring Amenity

- 79 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.
- 80 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.
- 81 Emerging policy EN2 of the ADMP seeks to safeguard the amenities of existing and future occupants of nearby properties, including from excessive noise, activity or vehicle movements.
- 82 Threeways is located at the end of a terrace. The most immediate affected neighbour is the adjoining neighbour number 3 Wallace Terrace.
- 83 The proposed two storey extension would not extend beyond the original rear building line to Threeways or number 3 Wallace Terrace. Therefore, I do not consider there to be any greater harm to the amenity of the neighbouring occupier by reason of loss of light, overshadowing or outlook. Furthermore, the proposal would comply with the Councils 45 degree test set out in the RESPD which seeks to safeguard against loss of light and overshadowing.
- 84 Proposed new windows are positioned in the rear elevation overlooking the applicant's rear garden, the side elevation towards Pease Hill and front elevation towards The Street. Consequently, proposed new windows would avoid the immediate overlooking at close quarters of the neighbours private rear amenity space and into the windows of habitable rooms. Consequently, privacy would be maintained.
- 85 Overall for the reasons outlined above the proposal would not adversely impact upon amenity and would comply with aforementioned local policy and the NPPF.

Impact on Trees

- 86 The proposal would impact upon a number of existing trees and hedgerow as detailed in SDC's Tree Officer comments. Although the vegetation is considered to

be of low amenity value, as pointed out by the Tree Officer, the vegetation does provide an effective screen when viewing the property from Pease Hill. As such, whilst no objection has been raised to the proposal, in the event that members are minded to grant planning permission, it is considered appropriate in the interest of visual amenity, to apply conditions requiring tree protection and to secure the replacement of any trees lost as a consequence of the proposal.

Highways

- 87 With regard to highway safety, this is a category of development which does not require consultation with Kent Highways Services.
- 88 It should be noted that the application site does not benefit from any off street parking provision.
- 89 The property currently has 4 bedrooms. In accordance with KCC Residential Parking standards set out in interim guidance note 3, this would require 2 independently accessible parking spaces. The proposed development would increase the number of bedrooms to 5, however, in accordance with KCC's same guidance note a 4+ bedroom dwelling in a rural location such as this would also require 2 independently accessible parking spaces.
- 90 Consequently, as the increase in bedrooms would not require any increase in parking provision, I do not consider that a ground of refusal based on lack of parking provision could be justified.

Pre Application Advice

- 91 As set out at the beginning of the report, these applications are being reported to Development Control Committee at the discretion of the Chief Planning Officer as the recommendation is at odds with conservation advice obtained at pre-application stage by a former Officer of the Council.
- 92 It has been explained above why Officers do not consider the pre application advice to be appropriate.
- 93 It is however recognised that the applicant has spent time and money submitting a formal planning application based on the pre application advice and could reasonably have expected a favourable recommendation. Departmental procedures for dealing with pre application advice involving Conservation Officers have been strengthened to ensure there is always adequate internal liaison so that incidents of this nature are not repeated.
- 94 Given that the proposal is for works to a listed building that will have a permanent impact on its character it is not considered that the poor service provided to the applicant in this case should justify permitting the development.

Conclusion

- 95 The application is recommended for refusal as due to its scale, bulk, massing, siting and overall design, it is considered that the proposed extension would fail to respect the character, design and layout of the listed building and would overwhelm its modest proportions resulting in a disproportionate and unsympathetic addition which would cause substantial harm to the historic significance of this designated heritage asset.

Background Papers

Site and Block plans

Contact Officer(s): Claire Baldwin Extension: 7367

Richard Morris
Chief Planning Officer

SE/14/00849/HOUSE

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N2S0Z8BK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N2S0Z8BK8V000>

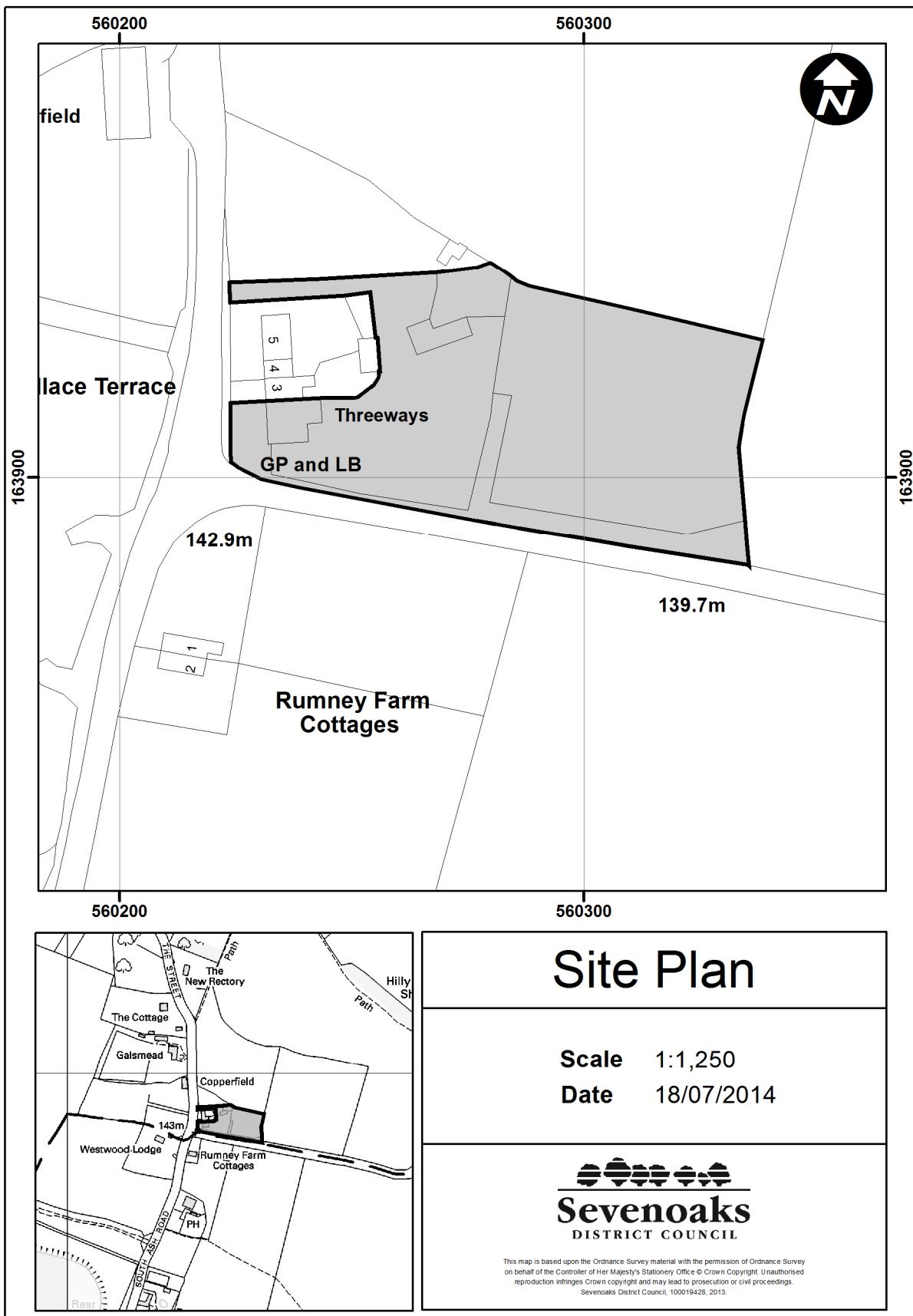
SE/14/00850/LBCALT

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N2S0Z9BK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N2S0Z9BK8V000>



Block Plan



Original Late Observations Report - Appendix 1

DEVELOPMENT CONTROL COMMITTEE

14 August 2014

LATE OBSERVATION SHEET

4.2 SE/14/00849/HOUSE & SE/14/00850/LBCALT Threeways, The Street, Ash
TN15 7HA

An email has been received from Cllr Cameron Clark raising a number of issues regarding the accuracy of the report.

Firstly, the following is stated in connection with comments received by the Georgian Group:

"The principal area of concern appears to stem from the comments of the Georgian Group, set out in paragraph 23 of the report, whose views relating to the scale and massing of the proposed side extension have informed the subsequent appraisal and recommendation. The Group's views appear to be based on a fundamental misunderstanding of the scale of the extension because they state, "the proposed extension will nearly double the footprint of the listed building". This is clearly not the case as a two-storey extension of nearly twice the footprint could not fall below the 50% limit for extensions to properties in the Green Belt and it is set out later in the report (paragraph 76) that this criterion has been met".

For clarity, the Georgian Group considers that the extension is too great in terms of scale and massing. The Georgian Group states that it objects for these reasons. The Georgian Group then states that *"the proposed extension will nearly double the 'footprint' of the Listed Building, altering the vertical emphasis of the building to a horizontal one"*.

In response to the above, the Georgian Group comments on the increase in 'footprint' which is different to the increase in 'gross floor area'. Gross floor area forms the subject of discussion in which it is determined whether or not the proposal is regarded as inappropriate development in the Green Belt. This discussion is set out at paragraphs 60 - 78 of the officer's report.

With regards to the matter of the increase in the footprint, the footprint of the original building (excluding the breakfast room extension) is 77.28m² the footprint of the proposed extension is 41m² which is a 53.05% increase in the footprint. Including the breakfast room the existing footprint of the building is approximately 93.63m² the extension would represent a 43.79% increase in the existing footprint of the Listed Building. In each case it is acknowledged that the footprint is less than double the footprint of the original building and the building in its extended form.

However, it should be noted that it does not necessarily follow that the scale, mass and bulk of a proposal is acceptable in terms of its impact on a Listed Building just because it is regarded as appropriate development in the Green Belt. Neither is it considered that the proposal is acceptable just because the extension is less than double the footprint of the original and existing building. The reasons why the scale, mass and bulk of the proposed extension to this particular Listed Building are considered to be harmful is discussed at length in the officers report.

It is stated by Cllr Clark that “*the Georgian Group's comments refer to "a number of internal doors being relocated/removed" and that a study of the plans shows that no changes are proposed to existing doors in the property, only the creation of openings into the proposed extension*”. To clarify, with regards to alterations to existing openings, the plans indicate alterations to the cupboard doors at first floor and alterations in the roof space which indicate the provision of a new doorway.

Paragraph 88 of the officers report states that the property does not benefit from off street parking. It should be noted that this did not effect the officer recommendation. However, on behalf of the applicant, Cllr Clark clarifies that the property does benefit from off-street parking provision. A garage and parking area is located in the northern part of the curtilage, with access by a drive, as shown on the site plan, along the northern flank of 5 Wallace Terrace. This was not readily apparent at the time of the Officers site visit. However, since receiving confirmation of this the officer has been back to the site and can concur that paragraph 88 of the officers report is incorrect and that there is adequate off street parking provision.

Finally, Cllr Clark states that “*accepting that the advice of the previous Conservation Officer is not binding, the applicant believes paragraph 19 of the report does not do justice to the extensive discussions that took place, including a two-hour meeting and consideration by the Conservation Officer of the original plans and two subsequent revisions which were specifically intended to take account of her recommendations and ensure the extension appeared, through its set back and window detailing, as a subservient addition to the main dwelling*”. It is stated that this relates particularly to the views expressed in paragraph 53 of the officers report about the relationship of the windows in the proposed extension to those in the existing house. Cllr Clark considers that Members need to be made aware that the size of the windows is a direct consequence of the advice from the former Conservation Officer in order to emphasise the subservience of the extension.

For clarification:

It is confirmed that in assessing the proposal at the pre-application stage, that the conservation officer did visit the site and view the property internally as well as externally before making her comments.

Whilst the current conservation officer did not go in the property itself, her main objection was to the size and form of the proposed extension and that it would overwhelm the modest proportions of the listed property. It was also considered to unbalance and diminish the presence of the principle elevation and that the new works would obscure the simple form of the historic floor plan. As there was a fundamental objection in principle on these grounds and as all these elements could be seen from the public viewpoint and through looking at the plans, it was considered that there was not a need to go into the building.

Recommendation

That permission be refused, as per the main papers.