

4.4 – SE/14/03006/HOUSE Date expired 13 November 2014

PROPOSAL: Extension to first floor including rooflights, infill existing porch, Juliet balcony to west elevation along with various internal alterations and a roof lantern to existing family room on west elevation.

LOCATION: 8 Dippers Close, Kemsing, Sevenoaks TN15 6QD

WARD(S): Kemsing

ITEM FOR DECISION

The application has been referred to Development Control Committee by Councillor Stack so that the impact of the proposed development on the streetscene can be considered.

RECOMMENDATION: That planning permission be REFUSED for the following reasons:-

The proposed extension by reason of its excessive width at first floor level relative to the original dwelling is considered to be unduly dominant, resulting in a harmful impact on the host dwelling and the open character of the street scene. As such, the proposal is contrary to Saved Local Plan policies EN1 and H6b and Core Strategy Policy SP1.

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) 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 Planning permission is sought for a first floor extension over the existing attached single storey garages with a number of elements including rooflights, infilling the existing porch, juliet balcony to the west elevation, alterations to the front elevation and a roof lantern to existing family room on west elevation. The extension would be set down from the main ridge of the main dwelling by 0.5 with a ridge height of 7.4m. The roof would be hipped at one end with an eaves height to match the main dwelling. The extension would be set back from the main elevation by 1.3m with a depth of approximate 6.3m and width of 7.1m. To the front elevation a canopy from is proposed at single storey level.

Description of Site

- 2 The site lies within the village of Kemsing within a residential cul-de-sac which stems north off West End Road. The property forms part of a pair of semi detached properties with an attached pair of garages to the side of the property and a rear single storey extension. Dippers Close bends close to the application site with the detached neighbour to the south 7 Dippers Close being set in part of the corner plot. To the north of the site lies the adjoining neighbour number 9 Dippers Close.

Constraints

- 3 The site lies in an area with no land constraints.

Policies

Sevenoaks District Local Plan:

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

Sevenoaks Core Strategy:

- 5 Policy -SP1

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

- 6 Policies - SC1, EN1, EN2 and EN4.

Other

- 7 National Planning Policy Framework (NPPF) and associated technical guidance
- 8 National Planning Practice Guidance (2013)
- 9 Residential Extensions SPD (2009)

Planning History

- 10 75/00038/HIST – The erection of first floor games room and bedroom extension at side over existing garage. Refuse 05/03/1975.
- 75/00609/HIST – Erection of single storey sun lounge/garden room extension at rear of existing garages. Grant 08/08/1975.
- 05/01026/FUL - Single storey rear extension. Grant 01/06/2005.
- 14/00637/HOUSE - Extension to first floor, infill to front elevation & changes to fenestration. Refuse 28/04/2014.

Consultations

Parish/Town Council

- 11 Kemsing Parish Council recommend approval (14.10.2014)

Councillors

- 12 Referred to Development Control Committee Committee by Councillor Lorraine Stack (4.11.2014)

Representations

- 11 None received.

Chief Planning Officer's Appraisal

Background

- 12 The proposal follows a revision of an earlier scheme '14/00637/HOUSE' which was refused over concerns with the design, form and scale of the proposal. Prior to this application the applicants undertook a pre-application meeting with the previous case officer. The revised scheme forms the proposal for this current application.

Principle of development

- 13 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.
- 14 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

- 15 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.
- 16 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 will in part replace adopted policy EN1 (Development Control: General Principles) of the Local Plan this policy also requires high quality design.
- 17 Within Dippers Close there is generally a relatively uniform streetscene composed of chalet bungalows set around the foot of the cul-de-sac and mainly semi detached two storey dwellings lining the straight section of road close to the application dwelling before the road bends to the south. It is noted that a number of properties within the streetscene have been extended and altered overtime including the application dwelling to the rear of the site however the pattern within the road and open spaces between the properties on the straight section of the road remain largely retained. Most semi detached two storey dwellings appear to have mainly have single storey garages to the side which allow open and spacious views between the dwellings which adds to the character of the area.
- 18 It is noted that there are a pair of dwellings opposite the site which have been extended to the side at two storey level 20 and 21 Dippers Close. These were granted planning permission in 1976 (number 20) and 1995 (number 21) respectively prior to policies and guidance we currently use. As such, whilst they are considered as part of the wider streetscene assessment they cannot set a precedent. In addition, whilst similar 20 Dippers Close has a two storey side extension, the width is less than the extension proposed and a single storey garage is retained at the side. Number 21 does extend close to the boundary in width, however, due to its position on the straight section of the road and the neighbouring property to the north having a single storey garage to the side, a sense of openness between the properties is retained.
- 19 The dwelling for this application is set approximately 5m from number 7 Dippers Close. However due to the position of this neighbour to the south which is set on the bend of the road the properties appear to be positioned visually closer.
- 20 The Council's Residential Extensions SPD guidance states that *'infilling of the spaces between properties with two-storey extensions could create a terraced and cramped appearance'* and continues to state that normally a minimum of 1m from the boundary should be retained however 'this gap may need to be wider depending on the context'. In this case there is more than 1m retained along the boundary of the site and between the neighbours and a hipped roof introduced closest to the neighbour. As such, it is not considered that the proposed extension would introduce an adverse terracing impact within the streetscene.

- 21 With regard to design, size and position proposals for extensions to residential dwellings are assessed against policies EN1 and H6B of the Sevenoaks District Local Plan. Appendix 4 of policy H6B states that extensions should relate well in design terms to the original dwelling in respect of bulk, height and materials.
- 22 The proposal includes a number of external alterations including alterations to the front elevation at ground floor level of the property to brick up and introduce a new window and introduce a canopy. Internal alterations are also proposed and the introduction of a roof lantern on the existing rear single storey extension and changes to the rear doors. These changes are considered to reflect the character of the host dwelling in terms of proportion and design.
- 23 The proposed extension has been designed to reflect the character of the host dwelling in terms of materials, use of fenestration and roof ridge and pitch to match the main dwelling. In addition, the extension has been designed to be set back by 1.3m from the main elevation of the property, have a hipped roof and a ridge height set 0.5m below the main dwelling's ridge to reflect the design of the property.
- 24 Notwithstanding the above, by reason of the width of the proposed extension (7.1m) it would introduce a considerable bulk above the full width of the existing double garage, which as a result would be more than double the width of the original dwelling at first floor level, as the existing dwelling width is 5.9m. As such, it is considered that the design would create a disproportionate addition to the host dwelling that would unbalance the pair of semi detached dwellings, of which the host dwelling forms part. The proposed extension is not subservient and dominates the existing dwelling and therefore is not considered to reflect the scale of the host dwelling.
- 25 With regards to streetscene due to the mass introduced by the extension at first floor level it would infill the existing open space between itself and the neighbouring property to the south number 7 Dippers Close. Whilst it is noted that the proposal would retain more than 1m of space between the shared boundary in line with the above guidance, within the wider streetscene significant gaps are visible between dwellings, retaining open spaces at first floor level between neighbouring properties. It is considered that the proposal would visually harm the open character of the streetscene within this area of the road.
- 26 In conclusion, the proposed extension by reason of its width is considered to have a detrimental impact on the character of the host dwelling by introducing a dominant extension which does not reflect the scale of the host dwelling. In addition by reason of the extensions depth, it is considered to infill the existing space between itself and shared boundary to the south which is considered to have a detrimental impact on the open spaces between the dwellings which create the character of the streetscene. In the circumstances of this case the set back and reduced height of the extension are not considered sufficient to mitigate the impact of the extension to an acceptable level within the streetscene or in relation to the host dwelling.

Impact on Neighbouring Amenity

- 27 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.

- 28 Saved Policies EN1 and H6B of the Sevenoaks District Local Plan require 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 confirm in broad 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.
- 29 The property has two close neighbours, to the north the adjoining neighbour number 9 Dippers Close, and to the south the detached neighbour number 7 Dippers Close. The site slopes down to the rear of the site where is enclosed by mature vegetation where it adjoins the farthest part of the garden with numbers 3 and 5 Copperfields Orchard.
- 30 The host dwelling is set back in its plot with currently an attached double flat roof garage to the site and a lean to extensions with steps up to the rear doors and terrace set on a higher level. The adjoining neighbour number 9 Dippers Close also has a rear extension of a similar depth between the properties there is a mature hedge which also continues along the shared boundary with the adjacent neighbour number 7 Dippers Close set to the south of the site. This neighbour is set further back in its plot to the host dwelling with a projection to the front of the property. This adjacent neighbour also has a lean to rear projection on the rear elevation of its property and to the side elevation two high level windows at ground floor level facing into the application site.
- 31 The proposal seeks to undertake a number of alterations to the property in addition to the first floor extension due to the scale of the changes proposed it is not considered to have an adverse impact on the amenity of the neighbouring properties.
- 32 Due to the position of the extension over the single garages to the side of the dwelling and the alterations to the existing flat roof rear extensions being relatively minor it is not considered that the proposal would have an adverse overbearing impact on the adjoining neighbour to the north number 9 Dippers Close.
- 33 The closest neighbour to the extension would be the neighbour set to the south of the site number 7 Dippers Close. However due to the fact that this property is set back on its plot and the design of the first floor set back from the front elevation of the property, the extension would be in line with the flank elevation of the property which is served only by two high level windows at ground floor level which are thought to serve a habitable room. When carrying out the 45 degree test as set out in the Council's Residential Extensions SPD guidance the proposed extension would breach the floor plans but not the elevations due to the hipped roof design and separation distance between the properties (5m). The proposed extension is therefore not considered to have an adverse overbearing impact or introduce a detrimental loss of light to this neighbouring property's amenity.

- 34 With regard to overlooking the proposal seeks to introduce windows on the front elevation of the extension which would look over the road already visible from within public realm and as such are not considered to introduce an adverse overlooking impact. To the rear a Juliet balcony and first floor window are proposed and rear glazed doors are proposed to be altered. Due to the existing boundary treatment and overlooking it is not considered that the proposed windows would have a detrimental overlooking impact.
- 35 In conclusion, the proposed extensions and alterations are not considered to have a significant adverse impact on the amenity of the neighbouring properties.

CIL

- 36 The proposed development does not exceed 100m, as such the proposal is not CIL liable.

Conclusion

- 37 The proposed extension is not considered to have an adverse impact on the amenity of the adjoining occupiers.
- 38 Notwithstanding the above, by reason of its width the proposed extension is considered to have a harmful impact on the character of the host dwelling, unbalance the pair of semi detached dwelling it forms part of and harm open character of the streetscene. As such, the proposal is contrary to Saved Local Plan policies EN1 and H6b and Core Strategy Policy SP1.

Background Papers

Site and Block plans

Contact Officer(s): Erin Weatherstone Extension: 7290

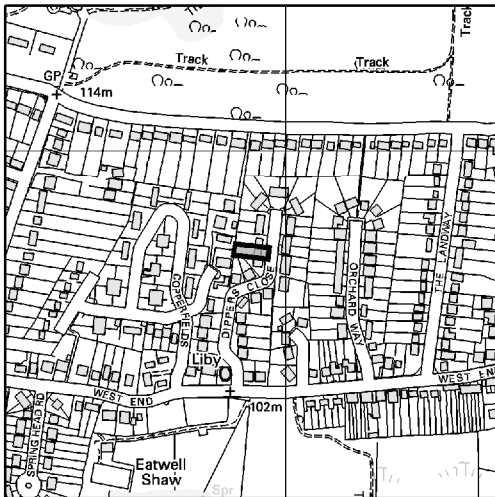
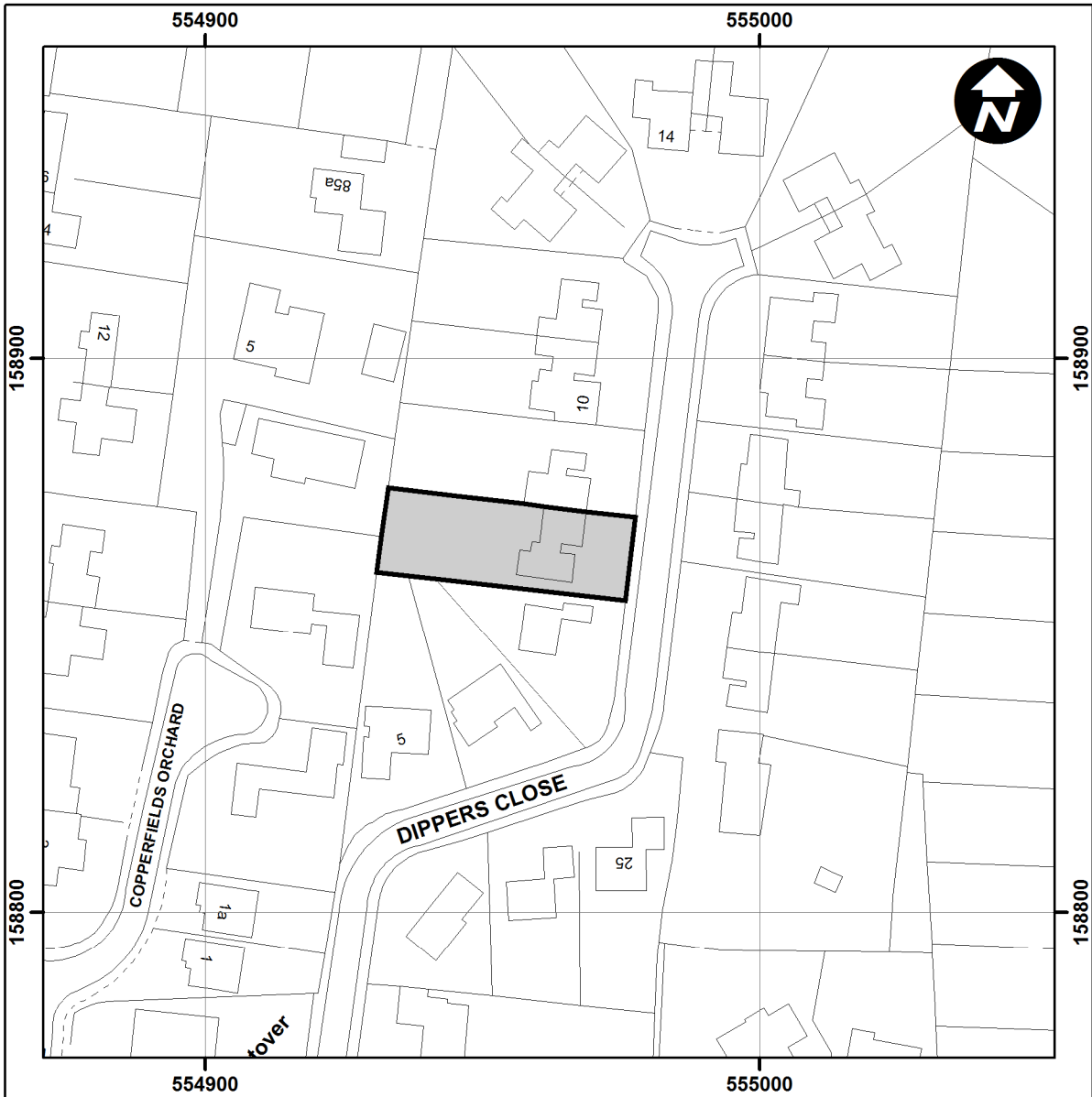
Richard Morris
Chief Planning Officer

Link to application details

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NC34XTBKH5S00>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NC34XTBKH5S00>



Site Plan

Scale 1:1,250

Date 13/11/2014



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Ordnance Survey 100019428.

Block Plan

