

4.5 - SE/14/02140/HOUSE Date expired 29 October 2014

PROPOSAL: Demolition of existing garage. Erection of a single storey rear extension, roof alterations to include front and rear dormers and enclosure of entrance porch.

LOCATION: Merryn, Orpington By Pass, Badgers Mount, Sevenoaks
TN14 7AG

WARD(S): Halstead, Knockholt & Badgers Mount

ITEM FOR DECISION

The application has been referred to Development Control Committee by Councillor Williamson so that the impact on the street scene and the planning history of the site can be discussed.

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 development shall be those indicated on the approved application forms received 3rd July 2014

To ensure that the appearance of the development is in harmony with the existing character of the dwelling as supported by Policy EN1 of the Sevenoaks District Local Plan.

3) The development shall be carried out in accordance with the following plans, site location plan dated 3rd July 2014, P8-003, P8-004, P8-006, P8-008/A, P8-001, P8-005, P8-002, P8-007

For the avoidance of doubt and in accordance with proper planning as supported by policy EN1 of the Sevenoaks District Local Plan and the National Planning Policy Framework.

Note to Applicant

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

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may arise in the processing of their application,
- Where possible and appropriate suggesting solutions to secure a successful

outcome,

- Allowing applicants to keep up to date with their application and viewing all consultees comments on line (www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate.

In this instance the applicant/agent:

- 1) Was updated on the progress of the planning application.

Description of Proposal

- 1 The proposal is to demolish the existing garage on site and build a single storey rear extension that will extend 5 metres from the rear elevation of the existing house. This will be 3 metres high and incorporate a roof lantern.
- 2 A single flat roof dormer is proposed on the rear facing roof slope. Two pitched roof dormers are proposed on the front facing roof slope.

Description of Site

- 3 The application property is a detached bungalow on the west side of Orpington Bypass. The property is one of three bungalows that are set back slightly from the main road behind mature trees (Yucca Lodge, Star House and Merryn). Halcyon Days to the north of the site is also a bungalow, but the street scene also includes two storey dwellings further to the north.
- 4 The street scene contains a mix of design styles and materials, and on the west side of the By Pass the properties are set back behind a grass verge.

Constraints

- 5 None.

Policies

Sevenoaks District Local Plan:

- 6 Policies - EN1, H6B

Allocations and Development Management Plan (ADMP):

- 7 Policies -EN1, EN2

Sevenoaks Core Strategy:

- 8 Policy - SP1

Other:

- 9 National Planning Policy Framework
- 10 The Sevenoaks District Council Supplementary Planning Document for Householder Extensions (RESPD)

Relevant Planning History

- 11 SE/07/00304/FUL - Roof extension to provide accommodation at first floor level, with dormer windows at front & rear. REFUSED
- 12 SE/07/01304/FUL - Roof extension to provide accommodation at first floor level, with dormer windows at rear. GRANTED

Consultations

Shoreham Parish Council

- 13 Shoreham Parish Council objects to this application. Whilst the proposed development at the rear of the property is acceptable, the proposed dormers at the front of the property are too obtrusive in the street scene.

Representations

- 14 Four neighbours were consulted. No neighbour representations have been received.

Chief Planning Officer's Appraisal

- 15 The principle issues in this instance are the impact of the proposal on the character of the existing dwelling, the wider street scene and the impact on the neighbouring properties.

Size, bulk, design and impact on street scene:

- 16 Policy EN1 states that the form of the proposed development, including any buildings or extensions, should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. The design should be in harmony with adjoining buildings. Appendix 4 of policy H6B states that the *extension itself should not be of such a size or proportion that it harms the integrity of the design of the original dwelling or adversely affect the street scene.* This is supported by policy EN2 of the Allocations and Development Management Plan (SPD).
- 17 The rear extension will not be widely visible from vantage points within the street scene. It will be subservient to the main dwelling. The external walls will be rendered. The existing dwelling is a mix of external materials including brick, white painted brick and render. Therefore the material proposed will not be out of place with the existing property.

- 18 Para. 4.31 of The Sevenoaks District Council Supplementary Planning Document for Residential Extensions (RESPD) states that:
- Loft extensions should be below the ridge height of the existing building and should not create the appearance of an extra storey.*
- 19 The front and rear dormers will be below the ridge height of the existing dwelling.
- 20 The rear dormer window is centrally positioned within the existing roof slope, and there will be a gap of 0.5 metres maintained to the ridge of the dwelling. A gap of 1.5 metres will be maintained at either end between the flank elevation of the dormer and the edge of the main roof slope. The dormer does not dominate the rear roof slope and will appear subservient to the main dwelling.
- 21 A previous planning decision SE/07/00304/FUL refused two dormers on the front elevation of Merry on the following grounds:
- The proposed dormer windows because of their size, position and design, would create a prominent and inharmonious feature, of harm to the character of the existing building, the wider area and street scene. This conflicts with policies EN1 and H6B of the Sevenoaks District Local Plan and policy QL1 of the Kent & Medway Structure Plan 2006.*
- 22 Since the refusal of this application seven years ago there have been some changes in policy guidance. The Kent and Medway Structure Plan no longer applies. The proposal must still be assessed against policies EN1 and H6B of the Sevenoaks District Local Plan, but there is now additional guidance in the Sevenoaks District Council Supplementary Planning Document for Householder Extensions (RESPD). This has been quoted above. Emerging policies EN1 and EN2 of the Allocations and Development Management Plan (ADMP) need to be taken into account.
- 23 The two dormers currently proposed are similar in size to those previously refused, but these sit better in the roof slope than the previous scheme as although the dormers are not aligned with the ground floor windows they are more centrally positioned in the roof which results in a more symmetrical appearance to the property.
- 24 As with the dormer to the rear they are also set below the ridge of the main dwelling. They do not dominate the main roof slope and appear subservient to the main dwelling.
- 25 Regarding the street scene, there are no dormer windows on the front elevations of the other bungalows in the immediate area. However there are no strong design characteristics throughout the street scene. To the north of the application site bungalows are replaced by two storey dwellings. Given the increase in bulk and height of these two storey dwellings over the bungalows at the southern most end of the By Pass, it is not felt that the addition of dormer windows on the front elevation, which are subservient to the main dwelling, would result in a bulky or intrusive addition to the street scene.
- 26 There is no common roof shape to be maintained within the group of existing bungalows at the southern end of Orpington By Pass, of which Merry forms a part. Therefore alterations to the front in the form of dormer windows would not disrupt regular gaps or shapes within the street scene.

- 27 The RESPD offers a consistent approach to assessing extensions to existing dwelling houses. By applying this to the current scheme the proposal will comply with the current interpretation of local policy and the National Planning Policy Framework.

Impact on residential amenity:

- 28 Criteria 3) of policy EN1 states that the proposed development must not have an adverse impact on the privacy and amenities of a locality by reason of form, scale, height, outlook, noise or light intrusion or activity levels including vehicular or pedestrian movements. This is supported by Appendix 4 to H6B.
- 29 The two properties most likely to be affected by the proposal are Halcyon Daze to the north and Star House to the south. 68 London Road, to the rear of the site also needs to be considered.
- 30 There is a mature hedge along the shared boundary with Star House, and the property has a single storey rear extension. There will be a 2.8 metre gap between the flank elevation of the proposed rear extension at Merryn and the shared boundary with Star House. The 45 degree test for daylight as set out in para. 5.8 of the Sevenoaks District Council's Supplementary Planning Document for Householder Extensions (RESPD) has been carried out with regards to this property and it will pass on both the plans and the elevations.
- 31 Given the existence of the mature hedge on the shared boundary and there will be no loss of outlook to this property resulting from the proposal. No windows are proposed on the side elevation of the extension and therefore there will be no loss of privacy to Star House.
- 32 The property to the north is Halcyon Daze. This property also has an existing single storey rear extension. There will be a 0.65 metre gap between the flank elevation of the proposal and the shared boundary. The 45 degree test for daylight as set out in para. 5.8 of RESPD has been carried out with regards to this property and it will pass on both the plans and the elevations.
- 33 There is a window on the flank elevation of Halcyon Daze which will be obscured by the proposed extension. This is a high level window which is obscure glazed, and functions as a secondary window to the lounge, which is also served by a window on the rear elevation that will not be affected by the proposal.
- 34 A lounge is a habitable room as defined in para. 5.7 of the RESPD. The RESPD also states that an extension should not cause a significant loss of daylight (para 5.7).
- 35 However given that this is a secondary window to the habitable room, and the main window to the rear of the property will not be affected, the proposal would not result in a significant loss of daylight or outlook to the lounge and a refusal on loss of amenity cannot be sustained in this instance.
- 36 There is a window on the front elevation of Halcyon Daze which serves a dining room. This is set further back than the front building line of Merryn. The dormer windows on the front elevation of the proposal will not result in any additional loss of daylight to this window.

- 37 The proposed rear extension at Merryn will not extend beyond the rear most wall of the rear extension at Halcyon Daze and therefore there will be no loss of outlook to the rear amenity space of this property.
- 38 The dormer window on the rear elevation is larger than those which currently exist. They will offer some oblique views into the neighbouring gardens, but the impact on privacy is not thought to be unacceptable.
- 39 No windows are proposed in the side facing elevations of the roof. Should any side facing windows be constructed at a later date, in order to comply with permitted development regulations these would need to be fixed shut and obscure glazed where the windows are less than 1.7 metres above the internal floor area of the room they serve. Given this there will not be an unacceptable loss of privacy resulting from any side facing windows that may be installed in the future and a condition would not be required.
- 40 The properties on London Road to the rear of the site are at a slightly lower level to the properties which face Orpington Bypass. There will be a distance of 26 metres from the dormer windows to the shared boundaries with the London Road properties. Taking into account the change in ground level, the new dormers will not result in an unacceptable loss of privacy to these properties.
- 41 The proposal will not have an unacceptable impact on the amenities of the neighbouring properties in accordance with policy H6B of the Sevenoaks District Local Plan and the National Planning Policy Framework.

Other issues

- 42 The proposal includes the demolition of an existing detached single garage to the rear of the site. The dormers will also facilitate the creation of an extra bedroom within the roof space. This will increase the number of bedrooms at the property from three to four.
- 43 The Kent Design Guide Review: Interim Guidance Note 3: Residential Parking requires a maximum standard of two parking spaces for a four bedroom property in this village location. These can be provided to the front and side of the property.
- 44 Therefore the proposal will comply with policy VP1 of the Sevenoaks District Local Plan and policy EN2 the Allocations and Development management Plan.

Conclusion

- 45 The proposal will comply with policy EN1 of the Sevenoaks District Local Plan, The Sevenoaks District Council Supplementary Planning Document and the National Planning Policy Framework.
- 46 The proposal will not have a detrimental impact on the character of the existing dwelling or the wider street scene. The proposal will not have an unacceptable impact on the amenities of the neighbouring properties.

Background Papers

Site and Block plans

Contact Officer(s):

Deborah Miles Extension: 7360

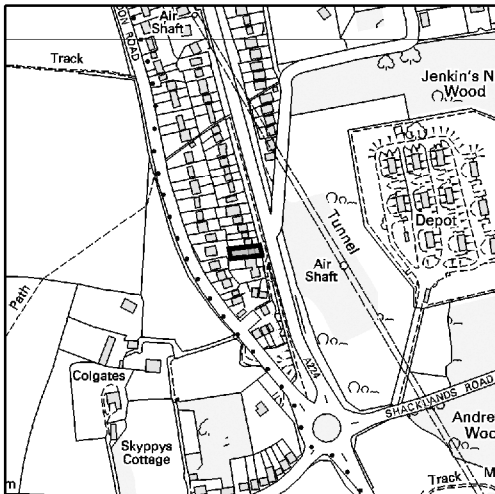
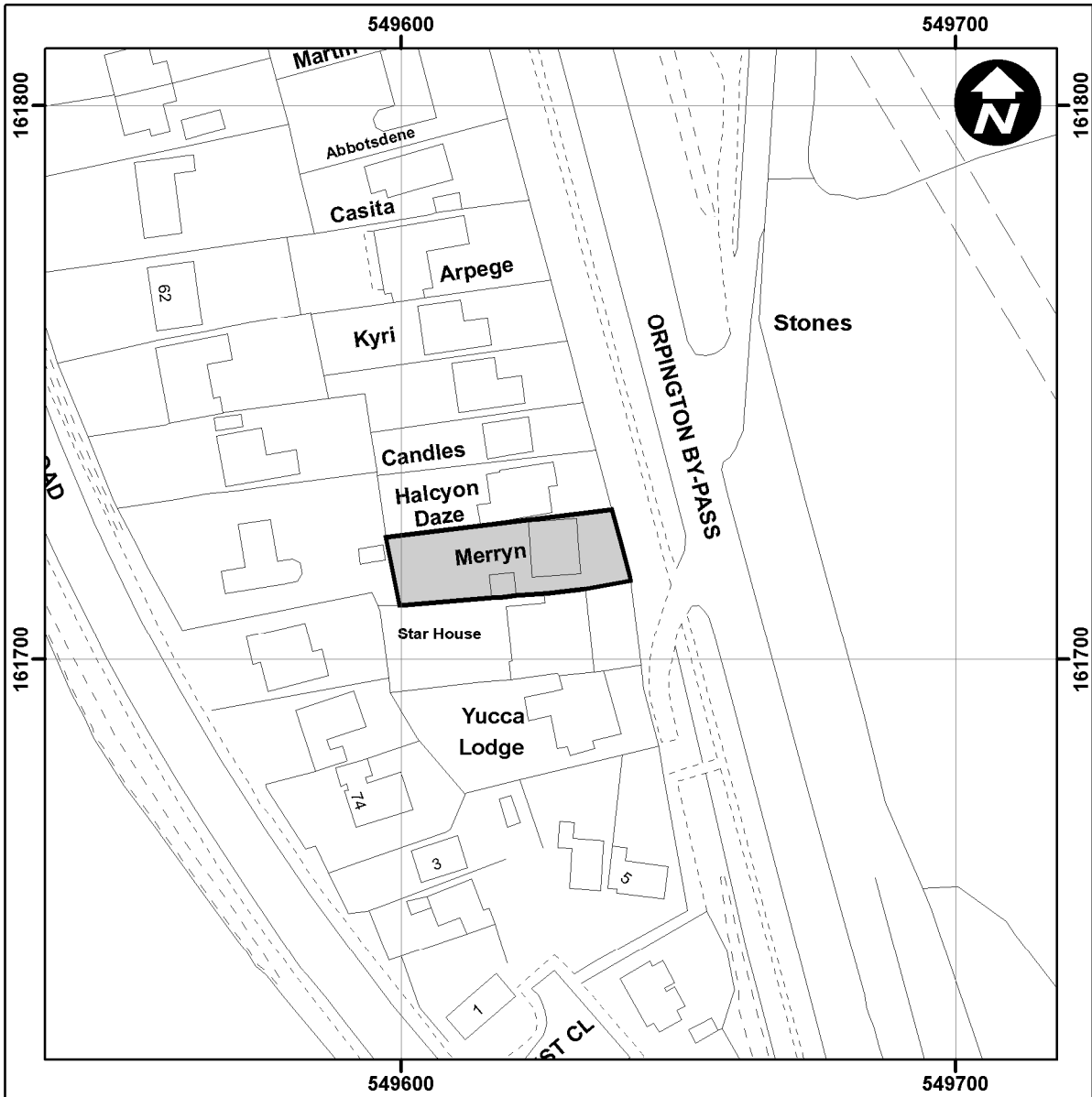
Richard Morris
Chief Planning Officer

Link to application details

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N84JM9BKGDR00>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N84JM9BKGDR00>



Site Plan

Scale 1:1,250

Date 07/11/2014



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Sevenoaks District Council, 100019428, 2013.

Block Plan

