

4.5 - SE/14/02966/HOUSE      Date expired 18 November 2014

PROPOSAL:                                      Erection of a two storey side and rear extension.

LOCATION:                                        The Oast House, Shoreham Road, Otford TN14 5RL

WARD(S):                                        Otford & Shoreham

### **ITEM FOR DECISION**

This application has been referred to Development Control Committee by Councillor Lowe who considers the proposal incorporates an acceptable design with limited additional bulk and materials which are in keeping with the existing property.

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

The proposed development through adding a two storey side extension with a hipped and flat roof set in front of the existing oasts would create an incongruous feature which would have a detrimental impact upon the design of the building, adding additional bulk which would further elongate the property impacting detrimentally upon the street scene and the Area of Outstanding Natural Beauty. This would conflict with the National Planning Policy Framework, policies EN1 and H6B of the SDLP, policies SP1 and LO8 of SDC's Core Strategy, policies EN1 and 2 of SDC's ADMP and the Residential Extensions SPD.

### **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](http://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) Working in line with the NPPF, the application was refused as the proposal failed to improve the economic, social or environmental conditions of the area.

#### Description of Proposal

- 1 Erection of a two storey side and rear extension.
- 2 The proposed two storey extension extends 4.6m to the south-east of the dwelling with a depth of 8.5m. The front 5.9m of the proposed extension rises to a height of 8.5m with a hipped ridged roof with the rear 3.0m of the extension incorporate a flat roof with a maximum height of 5.5m which also extends across an existing single storey rear extension to the rear of the existing dwelling.
- 3 The materials would comprise of roof tiles to match the existing dwelling with a lead roof with wood roll on the mono pitched roof. The first floor would comprise of white render and oak to match the front gable of the existing dwelling with the ground floor comprising of reclaimed brick in Flemish bond with Flemish bond corners to match the existing dwelling.

#### Description of Site

- 4 The Oast House is a substantial property located to the north of Otford village in a prominent location on the approach out of Otford village on the A225 within a ribbon of development close to the junction with Station Road. The Oast House is a traditional Kentish style converted agricultural building with intact cowls.

#### Constraints

- 5 Area of Outstanding Natural Beauty
- 6 Area of Archaeological Potential

#### Policies

*Sevenoaks District Local Plan (SDLP)*

- 7 Policies - EN1, H6B, Appendix 4

*SDC Core Strategy (SDCS)*

- 8 Policies - SP1, LO8

*SDC Allocations and Development Management Plan (ADMP) (Submission draft)*

(Following the examination of the Allocations and Development Management Plan. (ADMP), policies within the ADMP are in the final stages of preparation and are now attributed weight in decision making.)

- 9 Policies - EN1 & EN2 Significant weight

### *Other*

- 10 National Planning Policy Framework (NPPF)
- 11 National Planning Policy Guidance (NPPG)
- 12 SDC Residential Supplementary Planning Document
- 13 Otford Village Design Statement 2014

### Planning History

- 14 76/00689/HIST Detached domestic garage at rear. Grant 23/07/1976  
76/01486/HIST Detached domestic garage. Grant 26/01/1977  
82/01372/HIST Replacement detached double domestic garage and store.  
Grant 11/01/1983  
99/02183/FUL Erection of a single storey conservatory. Grant 20/12/1999  
08/02523/FUL Erection of dwelling in garden of The Old Oast House. Refuse  
27/02/2009  
09/00643/FUL Erection of dwelling in garden of The Old Oast House. Grant  
26/06/2009  
11/00659/FUL Erection of first floor rear extension, demolition of existing single  
dwelling (The Oast House Bungalow) to facilitate erection of detached garage with  
first floor Granny Annexe and single storey link canopy. Grant 23/05/2011  
11/02555/FUL Erection of a detached dwelling with alterations from previous  
application SE/09/00643/FUL including change of access, repositioning of  
dormers, additional window to east elevation, repositioning of fenestration,  
alterations to sun room roof, lantern light replaced with velux over stairs,  
alteration to ridge height to west wing only and addition of tube lights. Grant  
16/02/2012  
11/02806/FUL The erection of a two storey side extension, first floor rear  
extension and rear canopy. Refuse 04/01/2012  
APP/G2245/D/12/2170335 The erection of a two storey side extension, first  
floor rear extension and rear canopy. Dismissed 07/08/2012

### Consultations

#### *Otford Parish Council*

- 15 'Support. In proportion to building, front is set back and roof line is reduced in  
accordance with the residential extensions guidance.'

### Representations

- 16 None received.

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

### Background

- 17 Pre-application advice was sought in respect to this application which raised concerns in respect to the extension not reflecting the proportions of the main dwelling and that the addition may jar with the host property due to its design and position.
- 18 Whilst changes have been made to the fenestration and materials, the bulk of the proposal other than reducing the width of the rear elevation by 0.2m remains unchanged from that considered at pre-application.
- 19 A previous application 11/02806/FUL was refused and an appeal was subsequently dismissed in 2012 (Appendix 1). This application related to the erection of a two storey side extension with a first floor rear extension extending from the dwelling by 5.9m with a depth of 8.9m. The main bulk was set back with a forward projection in line with the existing dwelling with the extension incorporating a lower ridge height than the existing dwelling.
- 20 The Inspector concluded that "the extensions, particularly when seen from the front and the side, would harm the character and appearance of the building and the street scene, and hence the appearance of the AONB", which would be contrary to national, local planning and design policies.
- 21 At the time of this appeal decision, The Oast House Bungalow, which previously existed to the south east of the Oast House had been demolished and the access to a new dwelling, Orchard Cottage had been created.
- 22 Since this decision was made the Allocations and Development Management Plan has more weight, with polices EN1 and EN2 which relate to Design Principles and Amenity Protection possessing significant weight. These policies incorporate similar policies to those as set out within policy EN1 of SDLP. The appeal decision would accordingly represent a material consideration in the determination of this application.

### Impact upon the street scene and Area of Outstanding Natural Beauty

- 23 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. The NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 24 Policy EN1 of the SDLP identifies a broad range of criteria to be applied in the consideration of planning applications. Criteria 1 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 and incorporate materials and landscaping of a high standard. Policy EN1 of the ADMP incorporates similar policies to those outlined above for Policy EN1 of the SDLP.

- 25 SDC's Residential Extensions SPD states that an extension should be limited in size and respect the original dwelling with careful design. The scale, proportion and height of an extension should respect the character of the existing building unless there is a strong justification for an alternative approach and should fit unobtrusively with the building and its setting. The form of an extension should be well proportioned and present a satisfactory composition with the house. The extension should normally be roofed to match the existing building in shape. A flat roof extension would normally be unacceptable unless flat roofs are already a characteristic of the locality. The Otford Village Design Statement states that extensions which are perceived to give a terracing effect are not encouraged.
- 26 The Countryside and Rights of Way Act 2000 states that the Local Planning Authority should conserve and enhance Areas of Outstanding Natural Beauty. Designating an Area of Outstanding Natural Beauty protects its distinctive character and natural beauty and can include human settlement and development.
- 27 The NPPF paragraph 115 states that Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.
- 28 Policy L08 states that the countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible. The distinctive character of the Kent Downs Area of Outstanding Natural Beauty and their settings will be conserved and enhanced.
- 29 The Oast House is a converted agricultural dwelling with two oasts reflecting the historical design of the building. As viewed from the south east the current dwelling clearly emphasises the two oasts with the current two storey dwelling set forward in the street scene with the chimney set against the side of the property. The proposal would add a two storey side extension with a hipped roof, with oak boards and render below and a two storey flat roofed extension behind set partly above an existing single storey extension and partially as a new two storey extension.
- 30 This would change the character of the property by adding additional bulk and form which would compete with the simplicity of the oasts reducing their impact when read with the building as currently viewed from the south east. In consequence this would have a detrimental impact upon the design of the dwelling as it currently exists contrary to advice in the Residential Extensions Supplementary Planning Document and policies EN1 and H6B of the SDLP, SP1 of the SDCS and EN1 and EN2 of ADMP.
- 31 As viewed from the southwest, Oast House and 1-4 Appledore Place to the north appears as one continuous built form, with the latter property being of a modern design and limited architectural benefit. By extending Oast House to the south east the proposal would further elongate the extent of the properties built form, adding additional bulk and form within the street scene. This would be further impacted upon by the creation of a flat roofed two storey rear extension which would be visible from the south east and would create an incongruous feature as

viewed from the street creating an unsympathetic form to the building in conflict with guidance as set out within the Residential Extensions SPD.

- 32 These features would jar with the existing proportions of Oast House and would harm the character and appearance of the building, impacting detrimentally upon the street scene and in consequence the proposal would fail to conserve the appearance of the wider Area of Outstanding Natural Beauty.

#### Impact upon local amenities

- 33 Policy EN1 of the SDLP lists a number of criteria to be applied in the consideration of planning applications. In particular, Criteria 3) of policy EN1 of the SDLP 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. Policy EN2 of the ADMP incorporates similar policies to those outlined above for Policy EN1 of the SDLP.
- 34 The proposed development would extend the property to the southeast. Due to an access drive being located to the side and rear of the dwelling and the separation distance between the extension and the nearest adjacent property Kennels Cottage being 25m the proposal would not have a detrimental impact in respect to a loss of light, privacy or overshadowing. If permission were to be granted a condition could be imposed preventing the addition of any first floor windows on the south eastern elevation to ensure no future overlooking of the occupants of Kennel Cottage to the south east.
- 35 In consequence the proposal would meet the requirements of policy EN1 of the SDLP and policy EN2 of the ADMP.

#### Impact upon the Area of Archaeological Potential

- 36 Section 12 of the NPPF relates to conserving and enhancing the historic environment and identifies that heritage assets are a 'irreplaceable resource'. As such, paragraphs 131-132 seek to ensure that development makes a positive contribution to local character and distinctiveness and that great weight is given to asset's conservation including 'the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation'. Emerging policy EN4 (Heritage Assets) of the ADMP seeks to relate to proposals which affect a heritage asset or its setting it supports proposals where the character, appearance and setting of the asset is conserved or enhanced. Assessment will relate to the significance of the asset, prominence and any elements to be lost or replaced.
- 37 The proposed works would increase the footprint of the property by approximately 40m<sup>2</sup>. A condition imposing a watching brief could be imposed to ensure the protection of any potential archaeology on site.

#### Community Infrastructure Levy

- 38 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 100m<sup>2</sup>. Accordingly, this residential development is not CIL liable.

## **Conclusion**

- 39 The proposed development through adding a two storey side extension with a hipped and flat roof set in front of the existing oasts would create an incongruous feature which would have a detrimental impact upon the design of the building, adding additional bulk which would further elongate the property, impacting detrimentally upon the street scene and the Area of Outstanding Natural Beauty. This would conflict with the National Planning Policy Framework, policies EN1 and H6B of the SDLP, policies SP1 and LO8 of SDC's Core Strategy, policies EN1 and 2 of SDC's ADMP and the Residential Extensions SPD.

## **Background Papers**

Site and Block plans

Contact Officer(s): Guy Martin Extension: 7351

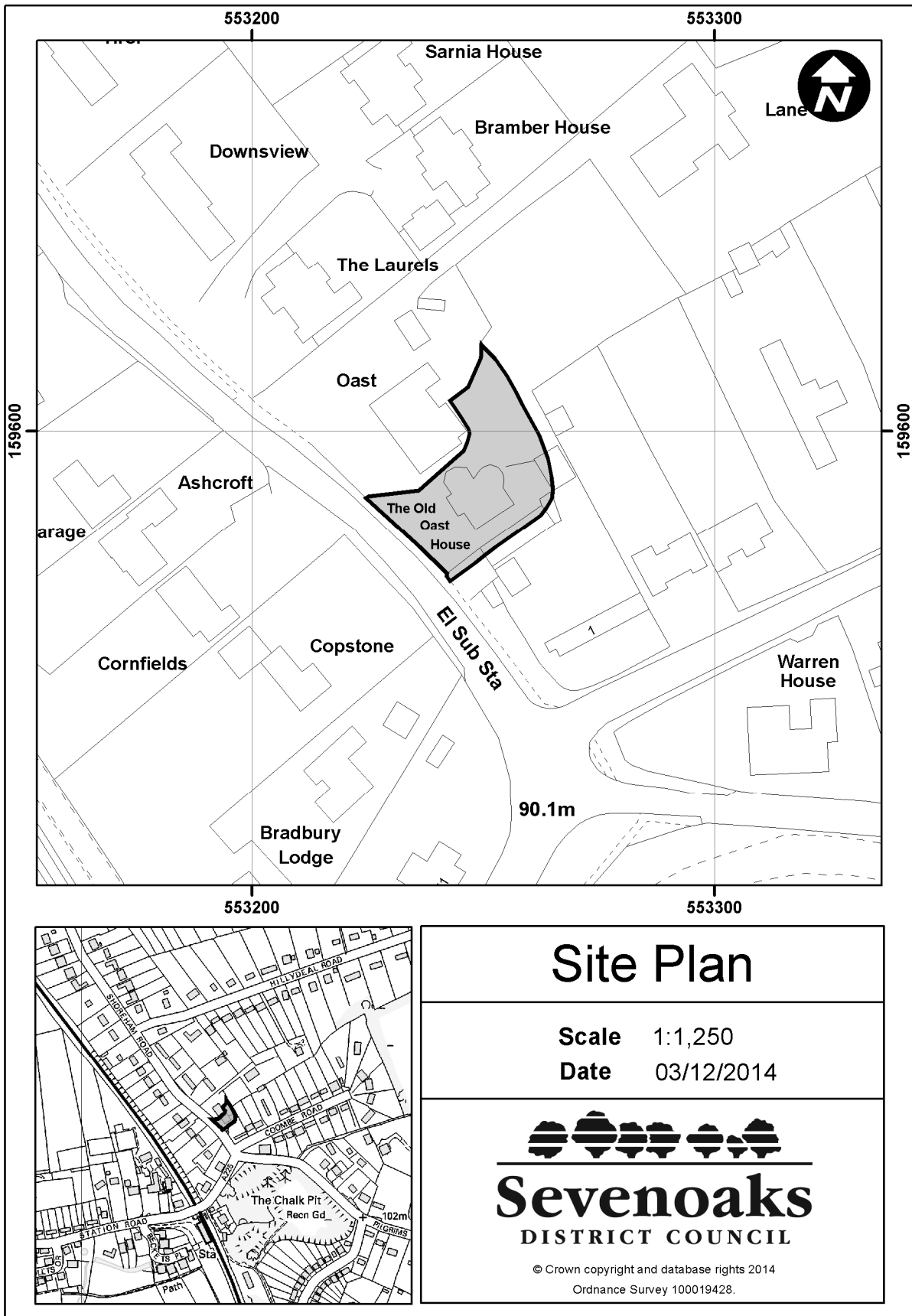
**Richard Morris**  
**Chief Planning Officer**

Link to application details

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NBXKWOBKH4I00>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NBXKWOBKH4I00>



# Site Plan

Scale 1:1,250

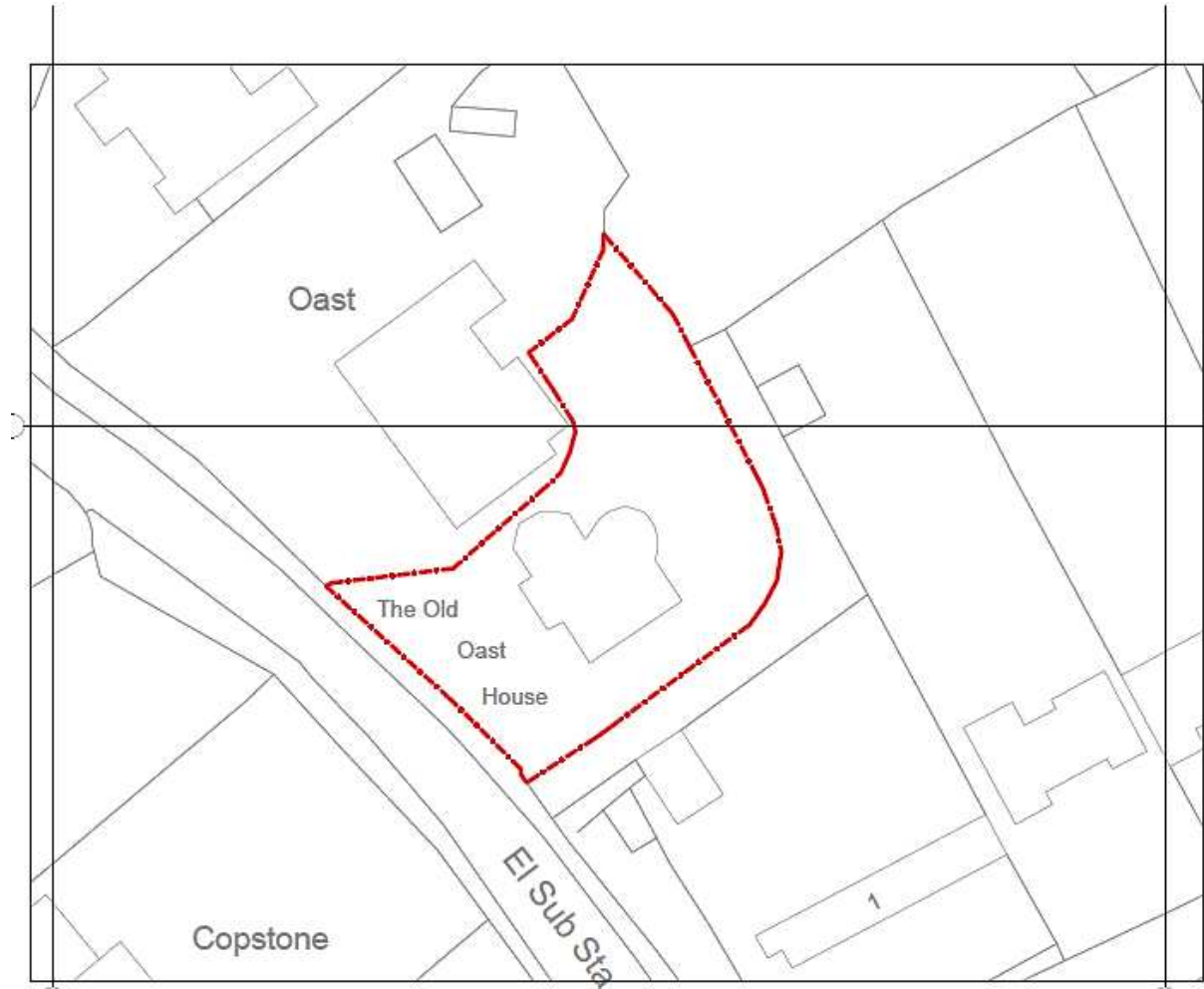
Date 03/12/2014



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Ordnance Survey 100019428.



**Block Plan**



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## Appeal Decision

Site visit made on 7 August 2012

by **P Dobsen MA (Oxon) DIPTP MRTPI FRGS**

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 14 August 2012

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**Appeal Ref: APP/G2245/D/12/2170336**

**The Oast House, Shoreham Road, Otford, SEVENOAKS, Kent, TN14 5RL**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
  - The appeal is made by Mr Andrew Wellington against the decision of Sevenoaks District Council.
  - The application (Ref SE/11/02806/FUL) was refused by notice dated 4 January 2012.
  - The development proposed is "two storey side extension, first floor rear extension and rear canopy".
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### Decision

1. The appeal is dismissed.

### Main issue

2. The main issue in the appeal is the effect of the proposed extensions (particularly at the front and side) on the character and appearance of the house, and on the street scene.

### Reasons

3. The Oast House is a substantial and attractive 3 bedroom dwelling house sited on the east side of Shoreham Road within a ribbon of development close to its junction with Station Road in Otford. The locality lies within the Kent Downs AONB (Area of Outstanding Natural Beauty).
4. The building comprises 2 storeys, but with some rooms in the roof spaces. It was converted to residential use from traditional Kentish oasts some time ago, and to my mind and eye appears pleasingly well-proportioned, particularly when viewed from Shoreham Road, in which it is visually prominent and conspicuous. There is a garden area on the south side of the house, and beyond that a newly built and fenced access to a detached house which is currently under construction nearby to the north east.
5. The main element of the proposal is a largely full-depth extension, some 5.7m. in width, to be constructed on the garden area on the southern side of the building. This would accommodate a garage on the ground floor with access from the existing front parking area, and several additional habitable rooms with gallery space above. Details of the proposed design are intended to replicate certain elements of the existing building, with its prominent front bay, and its use of traditional external materials including bricks and tiles.

6. New development is expected both by national<sup>1</sup> and by local planning policies to conserve the landscape and scenic beauty of the AONB, and, in general, to achieve a high standard of design. Relevant development plan policies in the Sevenoaks District Local Plan (particularly saved policies EN1 and H6B) and in the Sevenoaks Core Strategy (adopted 2011), also address design matters more generally, and are backed up by the guidance and advice in the Council's Residential Extensions supplementary planning document (2009), as detailed in the Council's Officers' report. The South East Plan is also mentioned therein, but its policies are more strategic in nature and are not very relevant to this appeal.
7. On the main issue, I agree in essence with the assessment and conclusions of the Officers' report. I find that by reason of its scale, height and bulk the proposed extension would not appear appropriately subservient to the existing building, but would undesirably upset its existing proportions and create an incongruously elongated main frontage. Thus the building would no longer appear to "sit comfortably" within its site. That would occur despite the aforementioned use of matching details of design and materials. To my mind and eye, the overall effect of the extensions, particularly when seen from the front and the side, would harm the character and appearance of the building and the street scene, and hence the appearance of the AONB. That would be contrary to the aforementioned national and local planning and design policies, and is the reason why the appeal must fail.
8. The written representations refer to a grant of planning permission for another form of extension to the house. I have not seen the approved drawings, and have assessed the appeal scheme on its own merits.
9. I have considered the views of all consultees at the application stage. There are no 3<sup>rd</sup> party representations on the main issue, and no other matters in the appeal which alter or outweigh my findings upon it.

*P. Dobsen*

INSPECTOR

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<sup>1</sup> In the National Planning Policy Framework (esp. Section 7 and para. 115), published in March 2012