

4.3 – SE/14/03579/HOUSE Date expired 7 January 2015

PROPOSAL: Demolition of existing outbuilding. Erection of a single storey rear extension.

LOCATION: 48 Granville Road, Westerham TN16 1RS

WARD(S): Westerham & Crockham Hill

ITEM FOR DECISION

The application has been called to Development Control Committee by Councillors Maskell and Bracken so the compatibility of the scheme with Guideline 4/6 of the Westerham and Crockham Village Design Statement which relates to flat roofs 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 plan 1362.

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 Allocations and Development Management Plan.

3) The development shall be carried out in accordance with the following plans, 1362 (proposed only), site plan received 12th November 2014

For the avoidance of doubt and in accordance with proper planning as supported by policy EN1 of the Allocations and Development Management 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 an existing shed and rear projection on site and to erect a new rear extension that will measure 5m by 5.5m. The proposal will be 3 metres in height.
- 2 The materials will match those on the existing property.

Description of Site

- 3 The application is a semi-detached property within the village of Westerham. The site is part of a residential road and within the AONB.

Constraints

- 4 Area of Outstanding Natural Beauty (AONB)

Policies

Core Strategy:

- 5 Policy – SP1

Allocations and Development Management Plan (Draft):

- 6 Policies - EN1, EN2

Other:

- 7 National Planning Policy Framework (NPPF)
- 8 The Supplementary Planning Document for Householder Extensions (SPD)
- 9 Westerham and Crockham Village Design Statement

Relevant Planning History

10 None relevant

Consultations

Westerham Parish Council

11 Objection:

WTC objects to this application as the flat roof contravenes the Westerham and Crockham Hill Village Design statement.

Representations

12 Neighbours consulted: 2

13 No representations have been received

Chief Planning Officer's Appraisal

14 The principal issues in this instance are the impact of the proposal on the character of the existing dwelling and the wider street scene and the impact on the amenities of the neighbouring properties.

Size, bulk, design and impact on street scene:

15 Policy EN1 of the Allocations and Development Management Plan states that the form of the proposed development, including any buildings or extensions, should respond to the scale, height, materials and site coverage of the area. The design should be in harmony with adjoining buildings.

16 The proposal will be to the rear of the property and although it will be partially visible from public vantage points, it will be set back from the street behind the bulk of the main dwelling. Therefore it will avoid an overbearing impact on the street scene. It will be subservient to the main property and reflect its character in terms of material and design.

17 The Council's Supplementary Planning Document for Householder Extensions (SPD) states that flat roofs should be avoided on prominent and large rear extensions. Given that the proposal is entirely to the rear of the site and not widely visible, or prominent. Therefore, the proposal will comply with this guidance.

18 Guideline 4/6 of the Westerham and Crockham Village Design Statement (VDS) states that:

'Flat roofs are not acceptable; any future buildings should have pitched roofs, in keeping with the existing roofscapes of the town'

19 Whilst the Parish comments are noted, Section 4 of the VDS relates to large buildings within the town centre, rather than extensions to residential buildings.

- 20 In addition, a review of Granville Road, shows that flat roofed extensions are a feature of the area, with many properties such as numbers 34, 19 and 2 Croft Road have single storey flat roof side extensions and outbuildings, which are more prominent in the street scene than this proposal would be.
- 21 This establishes that flat roofs are already a common feature in the street scene, and the current proposal, which is set well back behind the main dwelling, will not have a negative impact on the character of the area.
- 22 The proposal will be compatible in terms scale, height and materials and site coverage of the area, and would not have an unacceptable impact on its character. Therefore, taking into account guidance in the VDS, the proposal would comply with policy EN1 of the Allocations and Development Management Plan.

Area of Outstanding Natural Beauty

- 23 With reference to the Countryside and Rights of Way Act 2000, Section 85 of that Act requires decision-makers in public bodies, in performing any function affecting land in an Area of Outstanding Natural Beauty, to have regard to the purpose of conserving and enhancing the natural beauty of that area.
- 24 The proposal will be for a single storey rear extension in an area where flat roof extensions are a typical and visible feature. It will not have a detrimental impact on the character of the street scene, and would have materials to match the existing dwelling. Therefore the design of the proposal will conserve and enhance the AONB.

Impact on residential amenity:

- 25 Policy EN2 of the Allocations and Development Management Plan states that proposals should provide adequate residential amenities and should not result in excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion.
- 26 Neighbours to the rear of 48 Granville Road are at a lower level, some overlooking from kitchen windows on rear elevation. However due to the difference in heights between the two properties there are currently clear views from the back garden of 48 Granville Road into the rear garden of this neighbour. However these views are already mitigated by the distance between the two properties.
- 27 50 Granville Road and 48 Granville Road are open to each other and the proposal will result in French doors which will serve a kitchen and look directly into the private amenity space of no. 50.
- 28 The Supplementary Planning Document for Householder Extensions (SPD) (para. 4.15) states that, to *protect overlooking a side wall facing a neighbour should not normally contain windows unless privacy can be retained...*
- 29 Whilst it is acknowledged that there is currently no boundary treatment between 50 and 48 Granville Road a two metre high fence, or soft boundary treatment could be erected without the need for planning permission.
- 30 Therefore the proposal will comply with policy EN1 of the Sevenoaks District Local Plan and policy EN2 of the Allocations and Development Management Plan.

- 31 46 Granville Road has a rear extension similar in length to the existing rear projection at 48 Granville Road. The proposal will not extend any further to the rear than the existing rear projections at both properties. Therefore the proposal will not result in any loss of daylight or outlook to 46 Granville Road.
- 32 The proposal will therefore comply with policy EN2 of the Allocations and Development Management Plan and the National Planning Policy Framework.

Conclusion

- 33 The proposal will not have an unacceptable impact on the street scene or the character of the dwelling house, and will not have an unacceptable impact on the amenities of the neighbouring dwellings.
- 34 The proposal will comply with local policy and the National Planning Policy Framework.

Background Papers

Site and Block plans

Contact Officer(s): Deborah Miles Extension: 7360

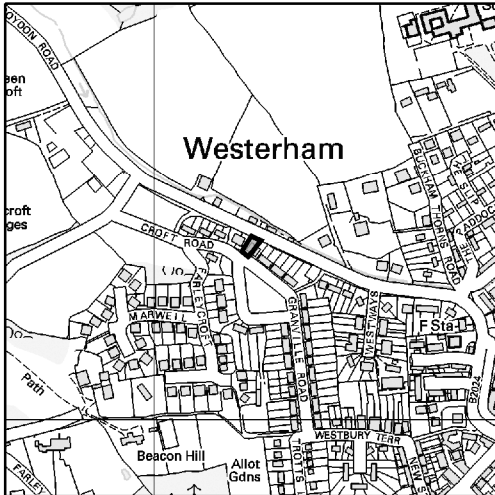
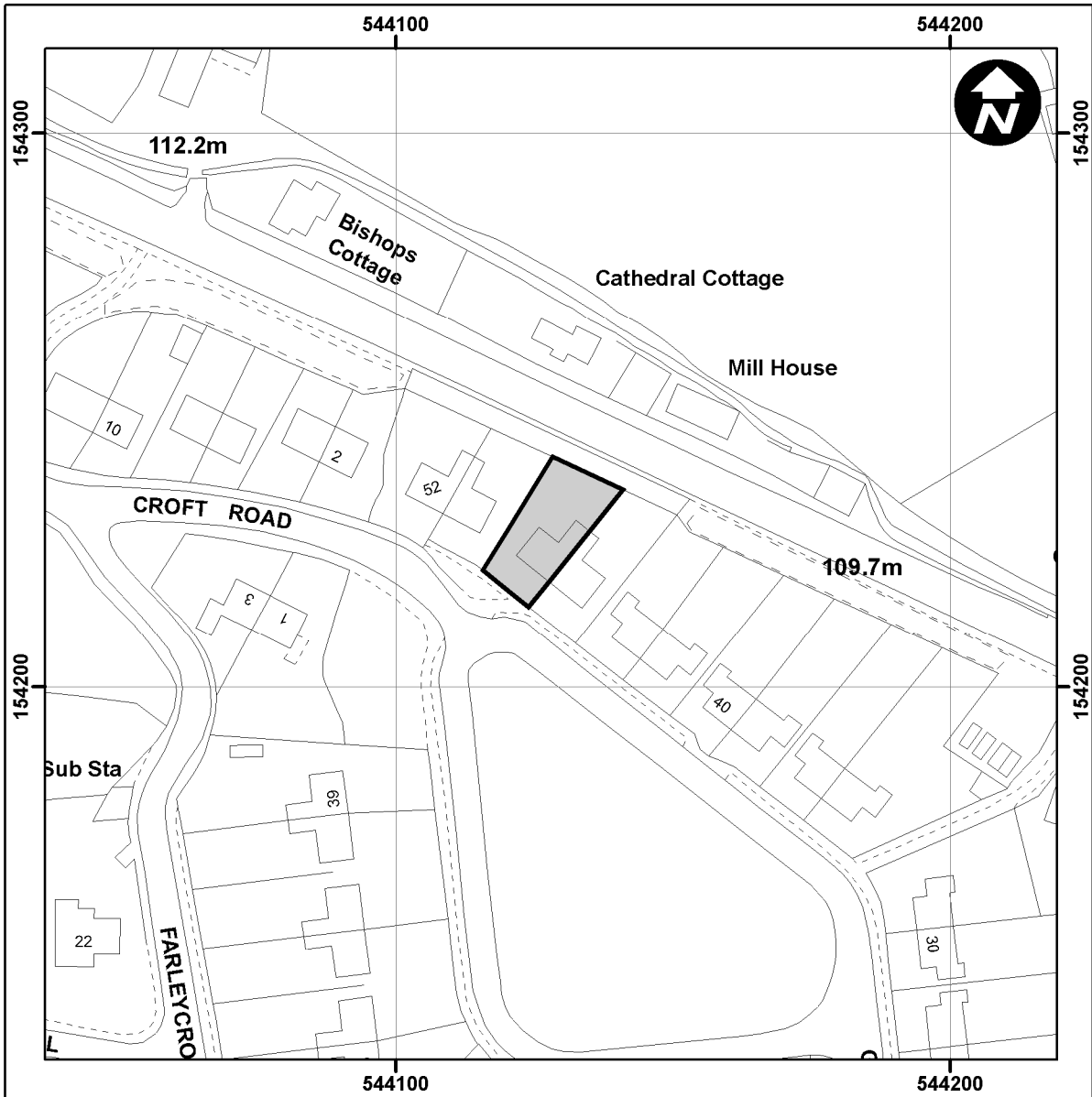
Richard Morris
Chief Planning Officer

Link to application details

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NEXFHDBK0L000>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NEXFHDBK0L000>



Site Plan

Scale 1:1,250

Date 05/02/2015



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Sevenoaks District Council, 100019428, 2013.

Block Plan

