

4.5 - SE/14/03716/HOUSE Date expired 22 January 2015

PROPOSAL: Erection of a single storey rear extension with the addition of two roof lights and the erection of a single storey front extension to create porch. Alterations to fenestration.

LOCATION: 7 Elmtree Cottages, Main Road, Knockholt, Kent TN14 7JB

WARD(S): Halstead, Knockholt & Badgers Mount

ITEM FOR DECISION

The applicant is a member of staff and therefore under the Council's Constitution the application must be determined by the Development Control Committee.

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 external surfaces of the development hereby permitted shall match those used on the existing building.

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

3) The development hereby permitted shall be carried out in accordance with the following approved plans: 79829/1, 79829/2 date stamped 27 November 2014.

For the avoidance of doubt and in the interests of proper planning.

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) Was updated on the progress of the planning application.

Description of Proposal

- 1 The application seeks a single storey rear extension, with rooflights, which would extend 4 metres beyond the rear wall of the dwellinghouse. The rear extension would have a flat roof which would join to the existing at approximately 2.7 metres to the eaves and 3 metres to the ridge.
- 2 The application also comprises a single storey front extension to create a porch which would total 3.18 square metres. The pitched roof would be approximately 2.3 metres to the eaves and 3.7 metres to the ridge.
- 3 Also proposed are alterations to the fenestration, including the removal of a large window and replacement with a door and smaller window on the side elevation.

Description of Site

- 4 The property is a two storey semi-detached dwelling located on the northern side of Main Road, Knockholt.
- 5 Main Road itself comprises semi-detached dwellings, of similar age and style on the northern side, with community buildings such as the village hall and recreation ground on the southern side.

Constraints

- 6 No relevant constraints.

Policies

Sevenoaks District Core Strategy

- 7 Policy – SP1

Sevenoaks District Allocations and Development Management Plan (ADMP)

- 8 Policies– EN1, EN2

Other

- 9 National Planning Policy Framework (NPPF)

10 Residential Extensions Supplementary Planning Document (SPD)

Relevant Planning History

11 No recorded planning history.

Consultations

Knockholt Parish Council

12 No objection if SDC planning are satisfied there are no adverse effects on 6 Elmtree Cottages.

Representations

13 None received.

Chief Planning Officer's Appraisal

14 The main issues for consideration of this planning application are:

- Design and appearance
- Impact on neighbouring amenity
- Other considerations

Design and Appearance

15 Policy SP1 of the Core Strategy states that all new development should be designed to a high quality and should respond to the character of the area in which it is situated. Policy EN1 of the ADMP expands on this and states that the form of the proposed development should respond to the scale, height, materials and site coverage of the area.

16 The Residential Extensions SPD states that the scale, proportion and height of an extension should also respect the character of the existing building. This SPD also suggests that the materials of new windows and doors should match those of the original dwelling.

17 These policies broadly conform with Paragraph 17 of the NPPF, which states that planning should take into account the varying roles and character of different areas. The above policies can therefore be afforded some weight in the assessment of the proposal.

18 The proposed single storey rear extension would extend from the original dwelling by 4 metres to match the existing building line. The proposed flat roof would match the existing in both height and materials. Although the Residential Extensions SPD recommends that flat roofs should be avoided, in this case it is deemed an acceptable proposal as any style other than a flat roof would be out of keeping and appear too bulky in comparison with the existing extension. The use of matching windows for the proposed rear elevation and repositioning of the rear door are considered acceptable as it would create uniformity in the design while improving natural light levels to the dwelling.

- 19 The proposal would be similar to those already existing in the locality thus would not be out of character with the area, particularly as the extension would also be obscured from the street scene so would not have a harmful impact upon the character of Main Road. The proposed roof lights would not extend beyond the ridge of the flat roof thus would be completely obscured from view. It is considered that the rear extension would therefore comply with Policy SP1 of the Core Strategy, Policy EN1 of the ADMP and the Residential Extensions SPD.
- 20 The alterations to the fenestration on the side elevation of the original dwelling would not be visible from the street scene and would use materials to match the existing, thus would not harm the character of the existing dwelling nor the character and appearance of the wider area.
- 21 The proposed single storey front extension would facilitate the creation of a porch and would be fairly modest at 3.18 square metres. The porch could appear slightly bulky in relation to the street scene due to the pitch of the roof and scale of the window. Main Road is primarily characterised by two storey semi-detached properties with little alteration to the original front elevations. It therefore has to be considered whether this proposal would have a negative impact upon the overall street scene.
- 22 From the site visit it is clear that whilst the majority of neighbouring properties have few alterations to the front elevation, there are a few properties that have had similar front extensions and in these cases the extensions cover larger site areas than the one proposed for 7 Elmtree Cottages.
- 23 On balance it is considered that any concerns in regards to the appearance of the proposed porch overall would not cause harm to the existing dwelling or the wider street scene, as the proposal would be similar in terms of scale, height and site coverage with other buildings in the locality as under Policy EN1 of the ADMP.

Amenity impact

- 24 Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development while ensuring it would not result in overlooking or visual intrusion and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties.
- 25 This policy broadly conforms with Paragraph 17 of the NPPF, that planning should always seek to secure a good standard of amenity for all existing and future occupants, thus they can be afforded some weight in the assessment of the proposal.
- 26 The Residential Extensions SPD states that the impact of a proposal on neighbouring properties can be calculated by using the 45 degree test. The test was applied to both the proposed front porch extension and the proposed rear extension and they passed on both the plans and elevations. Therefore, it is considered that there will be no significant loss of light to either 6 or 8 Elmtree Cottages.
- 27 The porch would extend 1.3 metres from the front elevation, so would not project excessively nor obstruct the view from the adjoining property. Thus it is considered that the front porch extension would not result in overlooking or visual

intrusion, particularly as there would be no windows in the side elevations. Consequently, there would be no overwhelming harm to neighbouring amenity.

- 28 The alterations to the fenestration include the replacement of a large side window with a door and smaller window. The siting of the dwelling, being further forward than the neighbouring semi-detached properties, means that the proposed window would not overlook the side window of 6 Elmtree Cottages. The reduction in size and relocation of this window is welcomed as it would protect the privacy of 6 Elmtree Cottages by reducing the outlook.
- 29 Knockholt Parish Council commented that they would have no objection providing there were no adverse effects on 6 Elmtree Cottages. For the reasons stated above it is considered that there would not be any harm to this neighbouring property, nor the adjoining 8 Elmtree Cottages.

Other Considerations

Community Infrastructure Levy (CIL)

- 30 The Council adopted the Community Infrastructure Levy on 18 February 2014 and began charging on applications approved from the 4th August.
- 31 The application is not CIL liable as it falls below 100 square metres.

Conclusion

- 32 That permission is granted for the proposal.

Background Papers

Site and Block plans

Contact Officer(s): Sarah Cottingham Extension: 7481

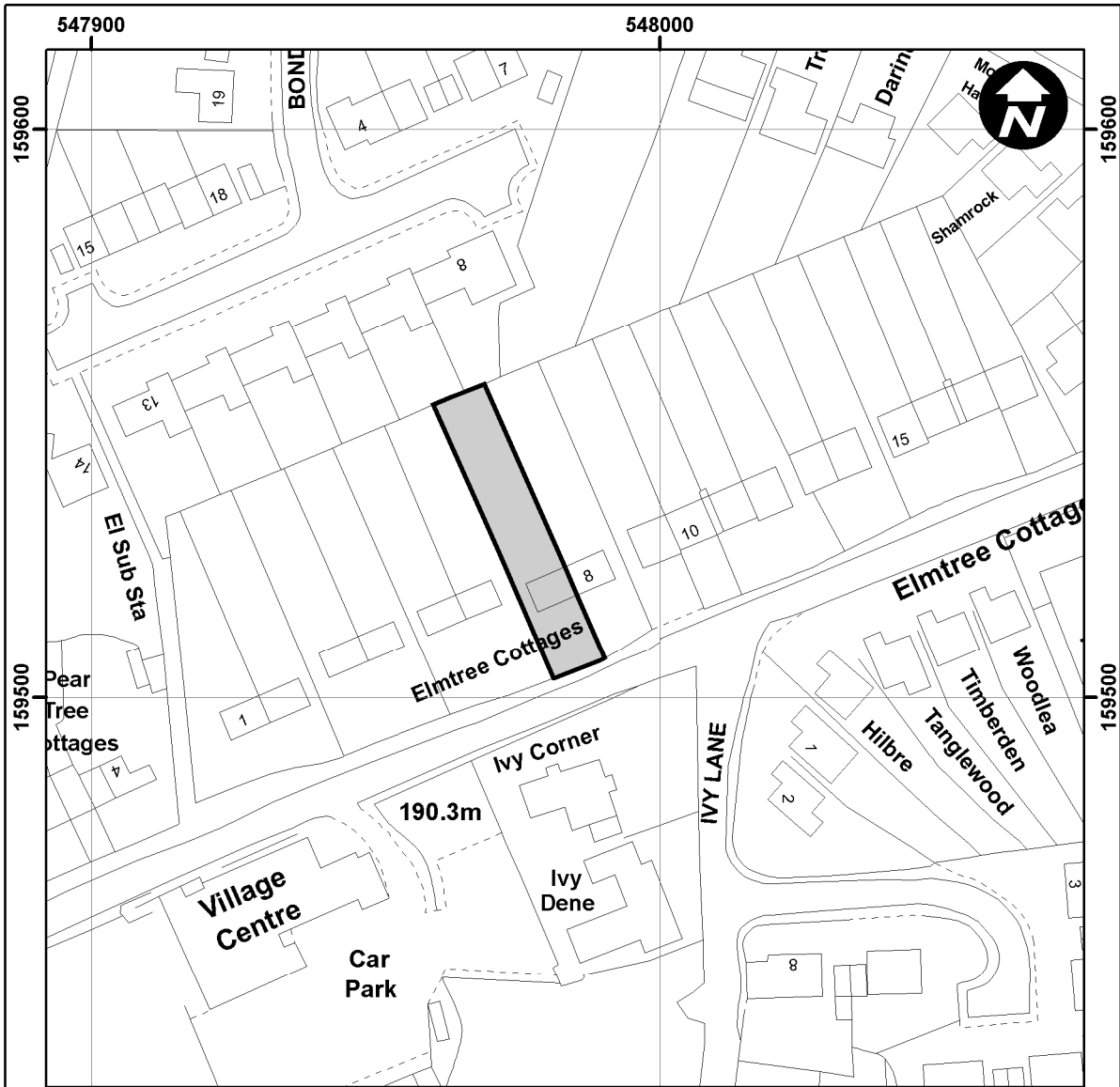
Richard Morris
Chief Planning Officer

Link to application details

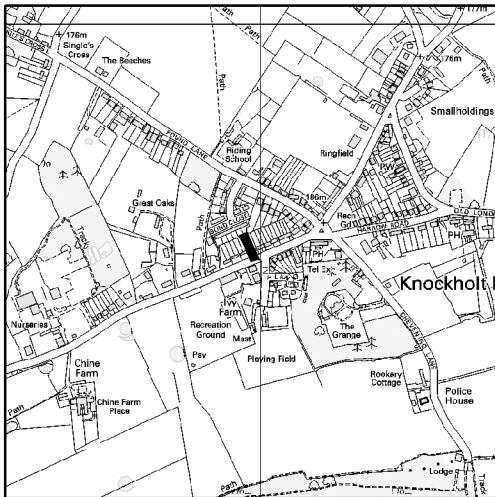
<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NFP6JGBK0L000>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NFP6JGBK0L000>



547900 548000 159500 159600



Site Plan

Scale 1:1,250

Date 23/01/2015



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Sevenoaks District Council, 100019428, 2013.

