

4.4 - SE/15/00045/HOUSE Date expired 16 March 2015

PROPOSAL: Two storey side extension.

LOCATION: 7 Nuffield Road, Hextable BR8 7SL

WARD(S): Hextable

ITEM FOR DECISION

This item has been referred to Development Control Committee by Councillor Morris to discuss the impact upon the character and amenities of the area.

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 dwelling as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan..

3) The two first floor rear windows shall be obscure glazed and fixed shut below a height of 1.7m above internal floor level prior to first use of the development hereby approved and shall be permanently retained as such thereafter.

To protect the privacy of the adjoining neighbours in accordance with the provisions of policy EN2 of the Allocations and Development Management Plan 2015.

4) Prior to the commencement of development, including any clearance of the site, details shall be provided in writing to and be approved by the Local Planning Authority of the means of protection of the rear boundary trees/hedge during the construction period. The means of protection shall be implemented in accordance with the approved scheme for the duration of the building works. The existing rear boundary hedge shall be retained at a minimum height of 3.5m's. Should the hedge die, become diseased or be damaged new trees/hedge shall be planted to a height and in a position to be agreed with the LPA.

To protect the outlook and amenities of the residents abutting the site in accordance with the provisions of policy EN2 of the Allocations and Development Management Plan 2015.

5) No windows, other than those shown on the approved drawings shall be added to the first floor without the prior approval in writing of the Local Planning Authority.

To protect the privacy of the surrounding residents in accordance with the provisions of policy EN2 of the ADMP.

6) Prior to the commencement of the development hereby approved, details shall be

submitted to and be approved in writing by the Local Planning Authority of the proposed internal finished ground floor level. The submitted plan shall also indicate the internal ground floor level of the existing house and the ground levels surrounding the extension. The scheme shall be carried out in accordance with the approved details.

To ensure a satisfactory appearance and to minimise the impact upon surrounding residents in accordance with the provisions of policies EN1 and EN2 of the ADMP.

7) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, NF/1601/103 received 8.1.15, TR/0310/013 received 17.3.15, TR/0310/017-3 and NF/1601/116 received 7.5.15.

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 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 Erection of two storey side/rear extension. The application has been amended to reduce the sideways projection of the extension. The extension would be set back from the front wall of the existing house and would project 4.5m's to the side of

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the existing house, extending beyond the rear elevation by 2m's. The extension would have a lower eaves and ridge level than the existing house and be finished in a design and materials to match the existing. The window layout has been amended to provide one ground floor front and one rear facing window to a kitchen/diner, two first floor rear facing windows to an en-suite shower room and one front facing first floor window to a bedroom. No side facing windows at either ground or first floor level.

- 2 The front/side garden area will be finished with permeable paving to allow off street parking.

Description of Site

- 3 The site the subject of this application is located on the south side of Nuffield Road and currently comprises a semi detached two storey dwelling, with off street parking and a relatively large rear/side garden. The site adjoins the boundaries with several residential properties. The site is not level and slopes downhill southward away from Nuffield Road at a relatively gentle gradient. The site is currently bounded by a closed boarded fence with intermittent soft landscaping such as trees/shrubs and a conifer hedge to the rear of the site. The site is located within the existing settlement of Hextable, in an area where there are no site specific or environmental constraints.
- 4 Nuffield Road is predominately characterised by semi detached dwellings the majority of which have frontage parking. There is a small private access off of Nuffield Road providing access to dwellings to the rear of the site, which vary in age and design.

Constraints:

- 5 Built confines of Hextable, area of special control of adverts

Policies

Sevenoaks Core Strategy

- 6 Policies - L01, L04, L07, SP1, SP2, SP7

Allocations & Development Management Plan

- 7 Policies - SC1 EN1 EN2 T2

Other

- 8 NPPF
- 9 SPD Residential Extensions

Relevant Planning History

- 10 84/00115 - Erection of detached bungalow. Refuse.
85/01486 - Two storey side extension. Grant.

91/00728 - Two storey side extension. Grant.

SE/04/02090/FUL Conversion of existing dwelling to two x one bed flats and two storey extension to form two x one bed flats. Refuse.

SE/04/02967/FUL Conversion of existing dwelling to two x one bedroom flats and two storey extension to side to form two x one bedroom flats. Refuse. Appeal Dismissed.

SE/12/00235 Erection of a new 2 bedroom end of terrace house and information of revised rear exit to the existing premises. Refused.

Consultations

KCC Highways (31.03.15)

- 11 'This application is to extend the current property to a 4 bedroom house and therefore, in accordance with KCC Residential Parking Standards (IGN3), 2 independently accessible parking spaces should be provided within the curtilage of the dwelling. As far as can be ascertained from the application drawing, one space is available to the front of the existing property and one to the side of the extension. Provided this proposal is for an extension to be used as ancillary to No. 7, I have no highway objection to this application.

INFORMATIVE: It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority. The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.'

Parish/Town Council

- 12 Comments on original application: Strongly Object. Visual aspect of the road would be lost. This would be a change of street scene. Insufficient space for extra vehicles on this already congested road.

Inspector's previous objections have not been addressed in this new application. Inconsistency in description in the application – some places on the application refers as an extension and in other places it refers to a separate new 3 bedroom dwelling

- 13 No response to the consultation on the amended plan.

Representations

- 14 8 letters of objection to the original scheme raising issues of:
- Overlooking/loss of privacy
 - Insufficient parking/increased traffic on surrounding highway
 - Poor design/ out of character with the area

- Inaccurate plans
 - Overshadowing
- 15 One letter received in respect of the revised plans raising no objection but requesting that the rear boundary hedge be retained and that the rear boundary fence be replaced by the applicant.
- 16 Comments are awaited in respect of a re-consultation regarding the appearance of the side elevation. Any received will be reported in the late observations sheet.

Chief Planning Officer's Appraisal

Principal Issues

- 17 Main issues concern the design, impact upon neighbours and impact upon adjacent highway.

Design

- 18 The NPPF equates good design with good planning seeking to ensure that the design of new development enhances the character of the area in which it is sited.
- 19 At a local level policy EN1 of the ADMP sets out a number of criteria that should be considered in respect of new development. These criteria seek to ensure that new development is of good design and sympathetic to the character of the area in which it is sited.
- 20 The SDLP on Residential Extensions sets out guidelines to ensure that such development is sympathetic to the character of the existing house, surrounding area and respects the amenities of the neighbours. In this case most relevant is the guidance which suggests that side extensions should be set back from the front wall of the original house, that the scale of the extension should respect the scale of the original house and that the ridge line should be set down from the ridge line of the original house.
- 21 The scheme has been amended to remove the originally proposed single storey side garage and reduce the width of the two storey side extension from 6m's to 4.5m's. In view of the lower ridge height, the set back from the front elevation and the reduced width of this scheme it is considered that the scale of the extension would now sit comfortably within the context of the house, the plot and the surrounding streetscene.
- 22 The materials and general design would be sympathetic to the style of the existing house.
- 23 The use of the front and part of the side garden to provide additional off street parking would be acceptable. This is unlikely to have an adverse impact upon the streetscene since views of this part of the garden from the street would be partially hidden by the existing boundary fence.
- 24 As can be seen from the planning history, permission was granted in 1991 for a two storey side extension. That extension projected 8m's across the site, being
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therefore much larger than that now proposed. Whilst the actual policies governing such development have changed since 1991, their aims have not changed insofar as it was the intention then, as now, that new development should respect the general scale and character of the existing dwelling and surrounding area. This application is no longer extant, but nevertheless demonstrates what has previously been found acceptable on this site.

- 25 In 2012 permission was refused for a two storey side addition to this house to form a separate 2 bedroom house. The extension would have been the same size as the existing house, so 1m deeper and 1.3m's wider than the current scheme. That scheme was required to provide for 3 off street parking spaces with independent access to each space. First floor windows to habitable rooms were proposed at first floor in the front and rear elevations. The permission was refused because of inadequate off street parking provision, lack of a contribution towards the council's affordable housing strategy and harm to the neighbours amenities at the rear of the site by virtue of its proximity. 25 letters of objection were received to that scheme.
- 26 It is considered that there are sufficient differences between the two schemes. As discussed in this report, such as to make the current scheme acceptable where previously an addition to this dwelling was considered unacceptable.
- 27 In conclusion it is considered that the modified design would be sympathetic to the character of the existing house and surrounding area and compliant with those policies seeking to achieve good quality design.

Neighbours Amenities

- 28 The NPPF is clear that new development should not harm the amenities of existing or future occupants.
- 29 Policy EN2 of the ADMP seeks to achieve a similar outcome
- 30 The original scheme for this application proposed a development that would have projected across almost the entire width of this site. Given the changing site levels and the relationship of the neighbours to this site, ie they mostly sit lower than the application site, this would have been an intrusive form of development. Only number 5 Nuffield Road does not sit at an entirely lower level than the application site.
- 31 The reduced width of the extension would ensure that the extension sits a minimum of 6.5 m's from the flank garden boundary with properties in Maude Road and 8m's from the rear boundary with 11 Nuffield Road.
- 32 The rear garden of number 11 has potential to be most affected by this scheme largely due to the change in land level between the two plots. At present however as a result of an existing boundary hedge along the shared boundary with number 7 the house does not appear visually intrusive. This hedge lies within the site boundary of no 7 and a condition is recommended to ensure that it is retained at a height that would protect the neighbour's outlook at number 11. Likewise a condition is proposed in respect of the finished ground floor slab level to clarify a precise level in relation to the surrounding ground levels.
- 33 The previously refused scheme provided first floor windows to a habitable room in the rear elevation that would have allowed overlooking of the neighbours garden

to the rear of the site and this was found unacceptable. This application addresses this by only proposing windows to a shower room which could be obscure glazed and fixed shut so no overlooking would result. In addition since the last application the boundary hedge has grown to such a height that it largely obscures from view the rear of this house when viewed from the neighbours garden to the rear. Therefore visually the current scheme is an improvement in terms of visual impact compared to the previous scheme.

- 34 The change to the internal layout now ensures that there is very limited overlooking from the proposed first floor windows. At the rear of the extension two windows to an en-suite shower room are shown – these can be obscure glazed and fixed shut below a height of 1.7m's above internal floor level. At the front a single bedroom window is shown, lying approx. mid way across the first floor. In this position only oblique views across the front/side garden of number 5 would be available. In a previous appeal the Inspector concluded that a living room window at the front of the then proposed works would be an unacceptable intrusion to the neighbours at number 5, but did not conclude that a bedroom window in broadly the same position as that now proposed would be unacceptable.
- 35 Part of the front/side garden is proposed for parking. Actually adequate parking would be available at the front of the house as existing and on the street to negate the need for additional parking. However no objection is raised to this providing the existing boundary fences are retained to protect the neighbours outlook and amenities.
- 36 It is considered that the amended scheme protects the neighbours amenities and complies with all relevant policies.

Impact upon Adjacent Highway

- 37 Previous applications for this site included the creation of a new dwelling which did create concerns in terms of the need it created for more parking on site that could not be adequately provided. This application simply seeks permission for an extension to the existing house with a consequent reduction in demand for off street parking. The current scheme proposes parking in the garden both at the front of the house and the side which is considered more than adequate and there should be no impact upon the adjacent highway as a result of this scheme.
- 38 The scheme is considered policy compliant in this respect.

CIL

- 39 The scheme does not provide enough floorspace to be CIL liable.

Other Issues

- 40 Inaccurate plans: the plans have been checked and appear to be accurate.

Access Issues

- 41 Would be resolved as part of any Building Regulations application.

Conclusion

- 42 This scheme has been amended to show a much reduced proposal for an extension to the existing house. It is considered acceptable and policy compliant in terms of its design, impact upon the neighbours amenities and impact upon the adjacent highway.

Background Papers

Site and Block plan.

Contact Officer(s): Lesley Westphal Extension: 7235

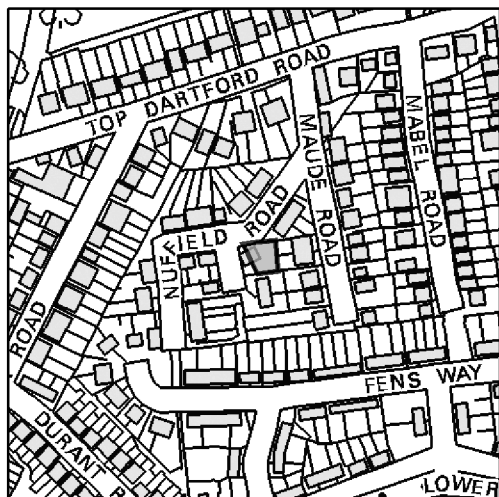
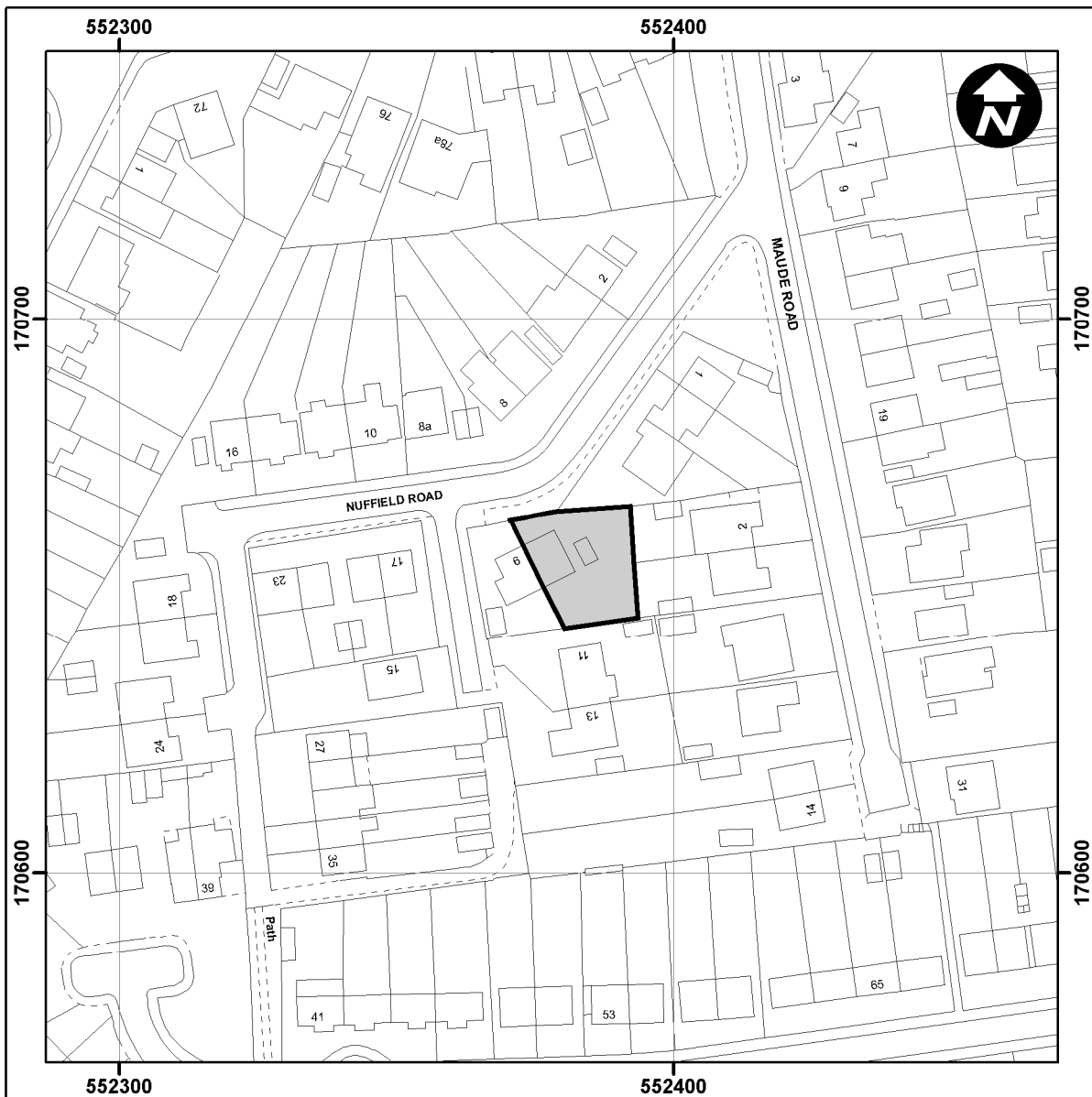
Richard Morris
Chief Planning Officer

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NHVBEWBKI9900>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NHVBEWBKI9900>



Site Plan

Scale 1:1,250
Date 06/05/2015



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Sevenoaks District Council, 100019428, 2013.

BLOCK PLAN

