

4.4 – SE/15/00358/HOUSE Date expired 20 April 2015

PROPOSAL: Conversion of existing garage to an annexe.

LOCATION: Willow Cottage, Dartford Road, Horton Kirby DA4 9JE

WARD(S): Farningham, Horton Kirby & South Darent

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillor McGarvey so that the Green Belt implications 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 external surfaces of the development hereby permitted shall match those used on the existing building.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) The development shall be carried out in accordance with the following plans, WILLOW-COTTAGE-02

For the avoidance of doubt and in accordance with proper planning.

4) The ground floor window(s) in the eastern (front) elevation(s) shall be obscure glazed at all times.

To safeguard the privacy of residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

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) Did not require any further assistance as the application was acceptable as submitted.

Description of Proposal

- 1 The proposal is to convert an existing garage building to the rear of the site into an annexe that will be ancillary to the main dwelling house.
- 2 The only external alteration will be the removal of a garage door on the rear elevation and its replacement with a pedestrian door and a window.

Description of Site

- 3 The site is a detached dwelling which fronts Dartford Road. The properties are set above the height of the road, and the rear gardens slope up to the east. The gardens are an average of 30 metres, and many have garages to the rear which are adjacent to a private access road.
- 4 Despite fronting a busy road, this stretch of houses are rural in character, and are situated outside the village confines of Horton Kirby and within the Metropolitan Green Belt.

Constraints

- 5 Green Belt
- 6 Area of Archaeological Potential.

Policies

ADMP:

- 7 Policies –EN1, EN2, GB7, T2

Sevenoaks Core Strategy:

- 8 Policies - SP1, LO8

Other

- 9 *National Planning Policy Framework*

10 *Sevenoaks District Council Supplementary Planning Document for Householder Extensions.*

Planning History

11 None relevant.

Consultations

Parish / Town Council

12 Objection and reasons: Over development in green belt

Other Consultees

13 None

Representations

14 Two neighbours have been consulted and no representations have been received.

Chief Planning Officer's Appraisal

Principal Issues

15 The principal issues in this instance are,

- Whether the proposal would constitute an annexe or a self contained dwelling
- The appropriateness of the development within the Green Belt
- The impact of the proposal on the street scene
- The impact of the proposal on the neighbouring dwellings
- Highways issues
- Community Infrastructure Levy

Annexe or self-contained dwelling

16 The plans state that the proposal will not have a kitchen, and therefore it will be reliant on the main dwelling for some of its facilities.

17 There will however be a physical degree of separation from the main dwelling as it is set 24m from the main dwelling.

18 There is a private access road to the rear of the site that will be adjacent to the rear elevation of the annexe, but it would not be easy to sub-divide the plot and provide both the main dwelling and the annexe with its own vehicular access.

19 There is not sufficient space to the side of the main dwelling for vehicles to pass. The change in ground levels, with Willow Cottage significantly higher than Dartford Road also means that off road parking could not be provided to the front of the

site without the submission of a further application for the engineering works required to level the front garden.

- 20 Therefore, given an assessment of the plans, the situation on site it is felt that the proposal would not constitute a separate residential unit, and would be considered as an annexe, ancillary to the main residential use of the site.

Green Belt

- 21 Paragraph 90 of the National Planning Policy Framework (NPPF), states that the re-use of buildings in the Green Belt can be appropriate development where they are of permanent and substantial construction.
- 22 Policy GB7 of the Allocations and Development management Plan (ADMP) supports this, stating that, the proposed new use, along with any land around it would not materially have a greater impact than the present use and the openness of the Green Belt, or harm the existing character of the area.
- 23 The existing garage is a permanent building, and although works to the fenestration would be required in order to convert, these are minor alterations. The building is of substantial construction and would not involve significant structural alterations in order to make it habitable.
- 24 Therefore the proposal will not involve any increase in footprint, height or bulk to an existing building within the Green Belt, and in this respect the proposal will comply with Green Belt policy.
- 25 The use of the building as an annexe has been established. It is a building that will be subservient to the main dwelling in terms of its use, and therefore the impact on the openness of the Green Belt in terms of residential paraphernalia will be minimal.
- 26 In addition to the above, as the proposal would be considered ancillary to the main dwelling and that the permitted development rights have not been removed from the property, there is a likelihood that this work could be carried out under permitted development.
- 27 The proposal would therefore comply with National and Local Policy and be appropriate development within the Green Belt.

Street scene

- 28 Policy EN1 of the Allocations and Development Management Plan (ADMP). This policy states that the form of the proposed development should respond to the scale, height, materials and site coverage of the area. The design should be in harmony with adjoining buildings.
- 29 The proposal will result in some minor alterations to an existing building that is set to the rear of the site, fronting a private access road. This involves changing an existing garage door to a pedestrian door and a window.
- 30 These are minimal alterations and will reflect the existing design, size and style of fenestration on the building. They will not therefore alter its character or have an unacceptable impact on the wider character of the area.

- 31 The proposal would therefore comply with the National Planning Policy Framework and policy EN1 of the ADMP.

Neighbours

- 32 Policy EN2 of the ADMP states that proposals will be permitted where they provide adequate residential amenities existing and future occupiers of the property. This will include a consideration of noise, vibration, odour, air pollution, activity of vehicle movements, overlooking, visual intrusion or unacceptable loss of light or privacy. The Supplementary Planning Document for Householder Extensions (SPD) offers further guidance.
- 33 There are two neighbours which are likely to be affected by the proposal. These are Little Croft to the north of the site and Treelands to the south.
- 34 Both these properties have habitable rooms on the rear elevation of the property, and their gardens, and that of the application site, rise up to the rear.
- 35 No additional windows are proposed on the front and side elevations of the existing buildings. However, the use of the building as an annexe will intensify the use of the building, which may have an impact on the amenity to the gardens of neighbouring dwellings.
- 36 There is mature planting on the boundary between Little Croft and the proposed annexe which will offer screening and maintain privacy. The window closest to the shared boundary will serve a bathroom and this can be conditioned to be obscure glazed.
- 37 There is a small window on the elevation that will face Treelands. This will be at a 45 degree angle which will restrict views into the site. This is also a secondary window, with the main light source being on the rear elevation of the property, and through the front doors. Therefore, given that the boundary treatment between the application site and Treelands is a close boarded fence which, given the change in ground levels, still offers some views into the neighbouring garden, it would not be unreasonable to obscure glaze this window via planning condition, in order to limit the loss of privacy to the private amenity space of the neighbouring garden.
- 38 Therefore, subject to the conditions proposed, the scheme will not have an unacceptable impact on the amenities of the neighbouring dwellings. The proposal will therefore comply with policy EN2 of the ADMP.

Highways

- 39 Interim Guidance Note 3 of the Kent Design Guide states that a property in a rural location with 4 bedrooms or more needs a maximum of two parking spaces. Policy T2 of the ADMP supports this.
- 40 The proposal will result in a loss of two garage spaces to the property, and would result in the creation of an extra bedroom. However there is parking provided in the private access road to the rear of the site for two cars.
- 41 Therefore the proposal will comply with this policy.

Community Infrastructure Levy

42 The application is CIL liable, and the agent is not claiming any exemptions.

Other Issues

43 The site is in an area of Archaeological Potential, however no ground works are proposed.

Access Issues

44 The access to the site is not being altered.

Conclusion

45 The proposal is appropriate development within the Green Belt. It will therefore comply with National Planning Policy and GB7 of the ADMP.

46 The proposal will not have an unacceptable impact on the amenities of the neighbouring properties.

Background Papers

Site and Block Plan

Contact Officer(s): Deborah Miles Extension: 7360

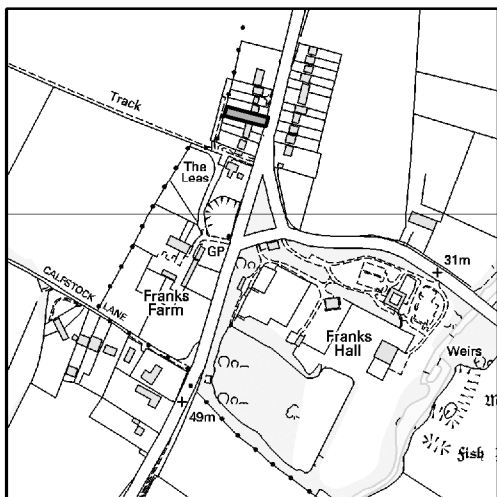
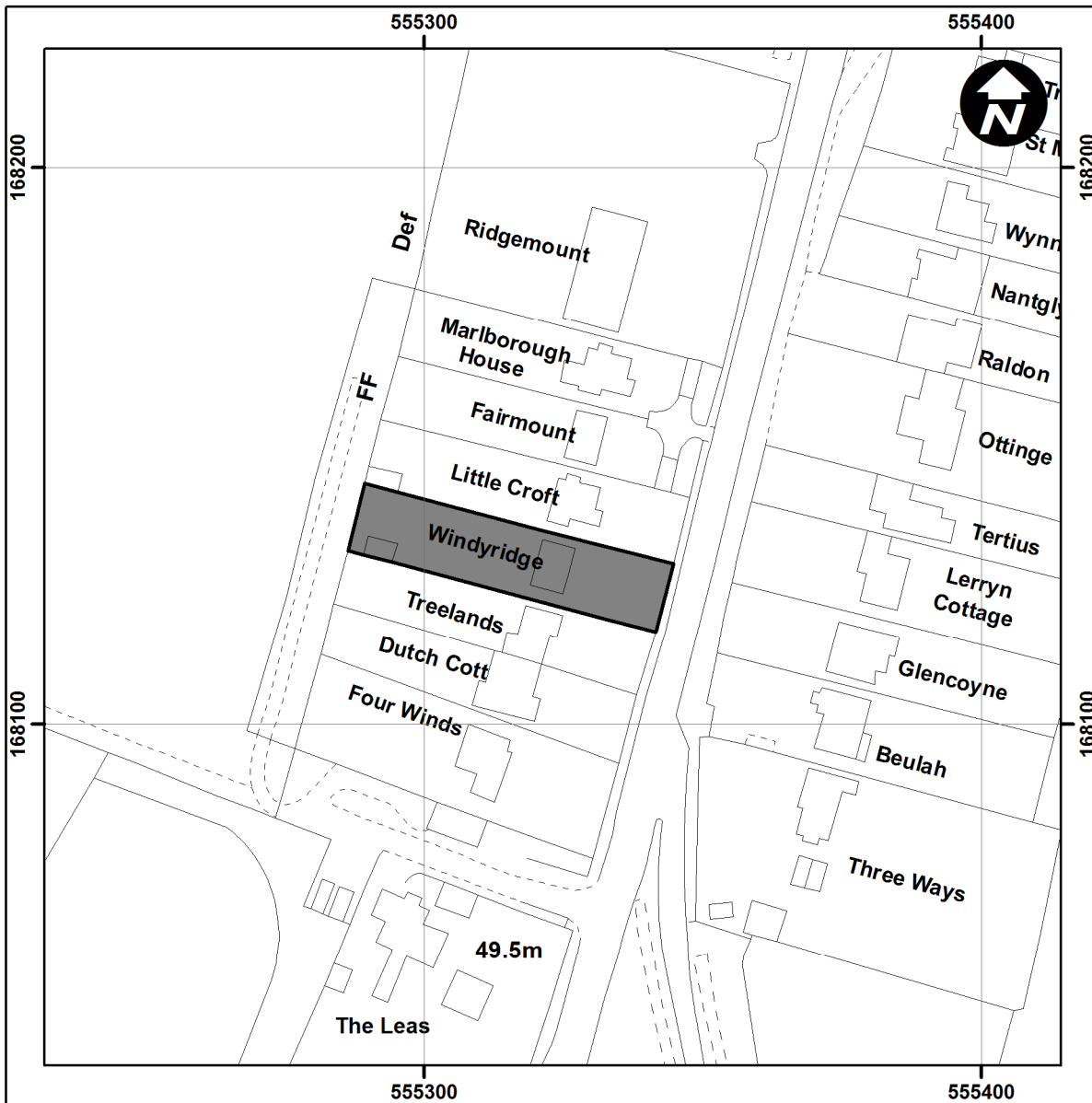
Richard Morris
Chief Planning Officer

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NJ92W4BK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NJ92W4BK0L000>



Site Plan

Scale 1:1,250

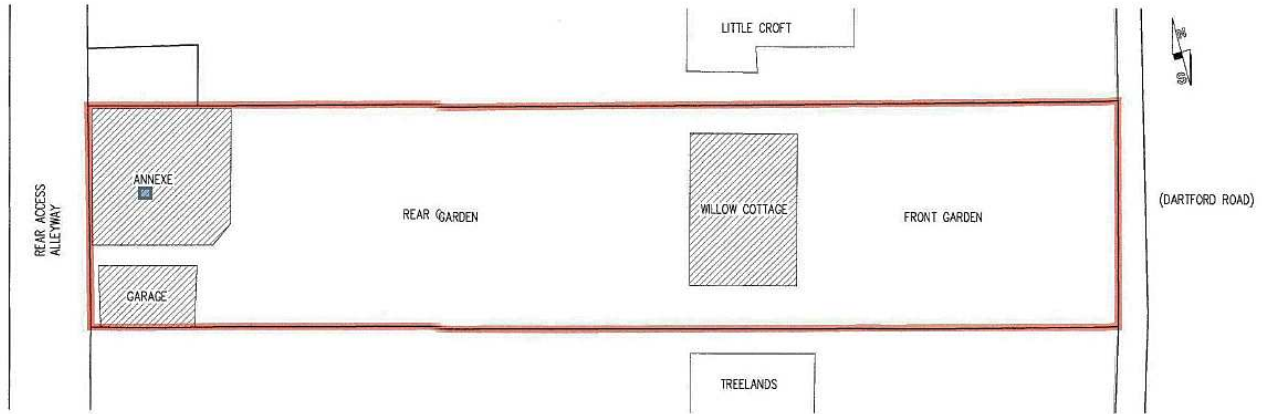
Date 04/06/2015



Sevenoaks
DISTRICT COUNCIL

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Proposed Block Plan



PROPOSED BLOCK PLAN