

4.5 - SE/15/01983/HOUSE Date expired 7 September 2015

PROPOSAL: Erektion of a two storey side extension.

LOCATION: 11A Hillydeal Road, Otford TN14 5RT

WARD(S): Otford & Shoreham

### **ITEM FOR DECISION**

This item has been referred to Development Control Committee by the local members who are concerned that the proposals would not preserve the open character 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 as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) No windows or other openings other than indicated on the drawings hereby approved shall be inserted at first floor level in the east flank or northern (rear) elevations of the extension hereby approved despite the provisions of any development order.

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

4) The development hereby permitted shall be carried out in accordance with the following approved plans: 841/01, 04, 05 and 06 received 29 June 2015.

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

### **Informatives**

1) The proposed development has been assessed and it is the Council's view that the CIL IS PAYABLE. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.

### **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 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 It is proposed to demolish the existing car port/boat store and erection a replacement garage/store with bedroom and bathroom accommodation within the roof above. This addition, which would appear as a 1 ½ storey building, would be attached to the main house by a single storey link incorporating a door to the front elevation with utility room to the rear. Materials are to match existing.
- 2 The car port and bedroom addition would be 5.2m wide, separated from the 2 storey flank of the house by a 1.5m link. It would be set 1m off the eastern boundary of the site. The addition, which would be set slightly behind the front face of the house, would be 13.4m deep at ground floor level with the first floor set slightly further back still. It would be 3m to eaves and just under 6m to ridge. The roof would pitch in from the flanks with a ridge running the full depth of the extension (front to rear), incorporating windows front and rear. Set well back from the frontage is a small cross gable to provide headroom for the bedroom.

#### Description of Site

- 3 The application site, which is located approximately 150m to the east of the junction with Shoreham Road, accommodates a large, 2 storey detached house set within substantial grounds. Located immediately to the east of the house, between the house and the boundary, is located a low height, timber car port/boat storage area, screened from the road by a timber fence.

#### Constraints

- 4 Within built confines of Otford,
- 5 Area of Outstanding Natural Beauty,

6 Area of Archaeological Potential.

### Policies

#### *Allocations and Development Management Plan (ADMP)*

7 Policies - EN1, EN2, EN5

#### *Core Strategy*

8 Policy- SP1

### *Other*

9 Residential Extensions Supplementary Planning Document

10 National Planning Policy Framework

11 Otford Village Design Statement

### Planning History

12 SE/06/03265/FUL: Erection of 2 storey and single storey rear extensions. Granted 2.2. 2007.

13 SE/10/02761/FUL: Loft Conversion and roof extension. Granted 17.11.10.

### Consultations

#### *Otford Parish Council:*

14 Otford Parish Council objects to the proposed application.

15 This is not an extension to the house but is a new dwelling tenuously linked to the existing building. As such, it would be out of character with the homes in the road and is contrary to the wishes of the Village Design Statement paragraph 4.6.

#### *Arboricultural Officer:*

16 There will be a loss of a minor quality tree with this proposal too which I offer no objection.

### Representations

17 None received.

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

### Design and impact on the character and appearance of the existing building and street scene:

18 Policy SP1 of the Core Strategy states that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated. Policy EN1 of the SDLP states that the form of

proposed development 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.

- 19 The Councils Residential Extensions Supplementary Planning Document states that extensions generally should be of a scale, proportion and height that respects the character of the existing building and should be well proportioned and present a satisfactory composition with the house.
- 20 Though I would note that the Village Design Statement is not adopted as supplementary planning guidance, I would note the paragraph referred to above (4.6) by the Parish Council, which states as follows:

“The building of larger (often two-storey) garages can have a significant impact on the space surrounding homes. New garages should not be considered an automatic excuse to add another spare room to a property. A number of these have been allowed in Otford in recent years and in many cases, the effect has been to ‘over-fill’ the frontage facing the road.
- 21 Residents have indicated that generally, within the village environment, garages should be only of one storey. New garages should *‘fit unobtrusively with the building’*. SDC’s supplementary planning document presents clarity on the matter, in that new garages should *‘not have an unacceptable impact on the space surrounding buildings’* (RESPD 4.49 and 4.53)”
- 22 In summary, paragraphs 4.49 – 4.52 of the Residential Extensions SPD states that garages and other outbuildings should be subservient in scale and position to the original dwelling and should not impact detrimentally on the space surrounding buildings or the street scene. Notwithstanding this, the proposal is for an extension not a freestanding detached garage or outbuilding and as such paragraph 4.6 does not apply.
- 23 The first key issue in my view is whether the extension would be well proportioned. In this regard, I would note that the extension would be set back from the front of the house and would read as a linked extension to the main house. I consider the height of the extension to be modest, with the ridge only marginally above the eaves level of the main house. I consider the pitched roof design would help to minimise the overall bulk and scale of the extension. Whilst the proposals incorporate a cross gabled roof, this would be set very well back into the site I thus I do not consider it would add significantly to the perception of the roof bulk.
- 24 In conclusion, I am satisfied that the extension would read as a clearly subservient and proportionate addition which would integrate sympathetically with the existing house.
- 25 The second key issue is the impact on the space around the building and the impact on the street scene. In this regard, there is no question that the extension would be close to the eastern boundary with the neighbouring property Springfield. However, the plot a whole is very extensive, with significant space to the western boundary and substantial gardens to the rear. The house is also set back from the road frontage and very well screened by dense hedging along the frontage. Whilst I would note that several small trees would be removed as part of

the proposals, these have little impact on the wider street scene. There is no indication that the dense coniferous planting along the boundary in front of the extension is to be removed. This conifer planting provides a substantial screen to the neighbouring property and thus the proposals would not be readily visible within the context of the neighbouring house, notwithstanding Springfield has been considerably extended to the west (just over 1m from the party boundary). Nevertheless, viewed from the street the two properties would remain clearly separated and set comfortably within their own individual plots. The fact that the application site is set at a slightly lower level than Springfield would also help to reduce the visual impact.

- 26 In light of the above factors, I consider the proposals would be set comfortably within its plot and that they would not adversely impact the street scene either by virtue of the size of the extension or by appearing to erode the gap to the neighbouring house, which is one of the features which in part characterises the locality.

*Impact on Area of Outstanding Natural Beauty:*

- 27 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.
- 28 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.
- 29 Policy L08 of the Core Strategy states that the distinctive features which contribute to the special character of the landscape will be protected. Policy **EN5** of the ADMP relates to Landscape. The policy states that the highest level of protection shall be given to the protection of the landscape and scenic beauty in AONBs. Development proposals will be permitted where they conserve the landscape and secure enhancements.
- 30 Whilst the Area of Outstanding Natural Beauty washes over the area, the site is set within an urban context within the built confines of Otford. The proposals would result in further built form on the site, but as explained above, it is my view that notwithstanding the proposed extension the house would remain sited within an extensive landscaped plot which would remain largely open and undeveloped. Thus, I am satisfied that the proposals would preserve the generally semi-rural and open character and appearance of the wider Area of Outstanding Natural Beauty.

*Impact on residential amenity:*

- 31 Policy EN1 of the SDLP and emerging policy EN2 of the ADMP states that proposed development should not have an adverse impact on the privacy and amenities of a locality by reason of form, scale, height, outlook, noise or light intrusion.

- 32 The only neighbouring property which would be directly affected would be Springfield to the east. Whilst the main house is set well away from the boundary, this property has a significantly sized single storey side extension which extends to approximately 1m from the party boundary with the site. This existing extension is approximately the full depth of the proposed extension. It has an eaves level about 3m above the ground level and a high hipped roof above. As a consequence of the size of this extension, it would effectively screen the proposed addition from the house and grounds to Springfield, which are very well foliated. Furthermore there are no windows in the western flank of the extension to Springfield and none in the eastern flank of the extension proposed.
- 33 Thus the impact on residential amenity would be very limited indeed.

Other matters:

- 34 Policy EN4 of the ADMP relates to Heritage Assets. It states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.
- 35 I would note that the site is located within an area of Archaeological Potential (washes over an extensive area including the site). However, due to the history of ground disturbance and the relatively limited nature of the proposed works, I consider the proposals would conserve these heritage assets.

CIL:

- 36 The proposals would result in an extension with an internal floor area of about 116m<sup>2</sup>. This is above the CIL threshold for extensions and therefore the proposals are CIL liable. No exemption has been sought.

**Conclusion**

- 37 In view of the above, I am satisfied that the proposals would represent a proportionate and sympathetically scaled and designed addition to the existing house. Whilst the extension would be close to the eastern boundary, the house would remain comfortably sited within an extensive and well foliated plot. Viewed from the street, the application house and neighbouring house would remain visually separate and would not give the impression of terracing or a cramped form of development, though views are well contained/screened by foliage along the frontage and between the properties in any case. I consider the proposals would preserve the character of the Area of Outstanding Natural Beauty. The impact on residential amenity would be acceptable. The impact on the wider, extensive area of Archaeological Potential would also be acceptable.

**Background Papers**

Site and Block Plan

Contact Officer(s):

Mr J Sperryn Extension: 7179

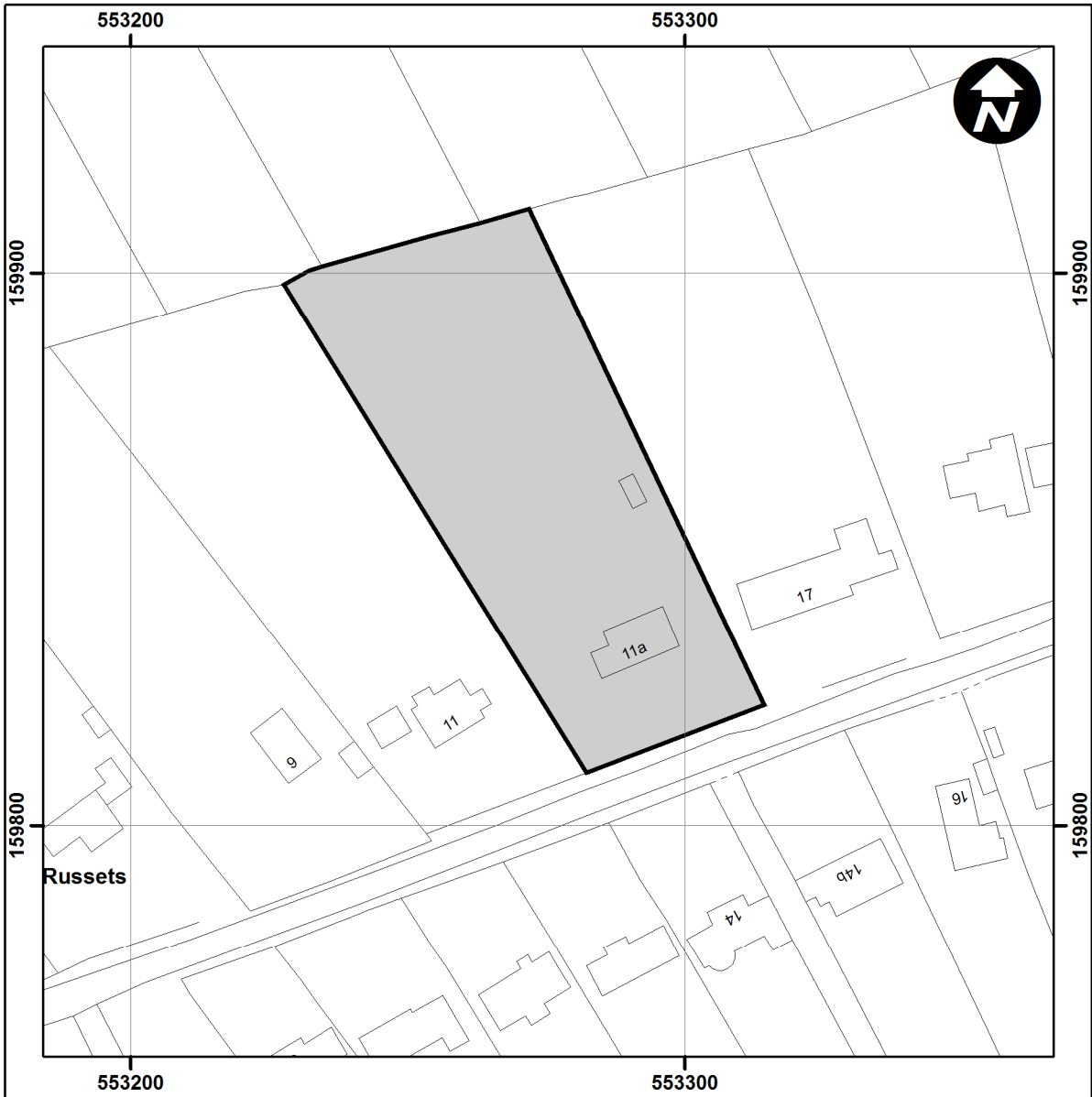
**Richard Morris**  
**Chief Planning Officer**

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NQPSEDBKK4800>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NQPSEDBKK4800>



# Site Plan

Scale 1:1,250

Date 14/09/2015

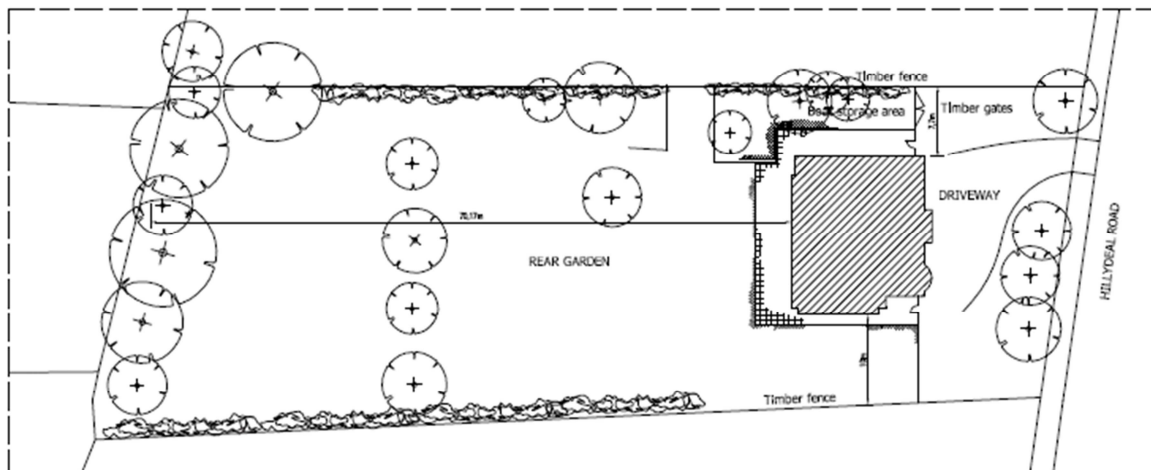


**Sevenoaks**  
DISTRICT COUNCIL

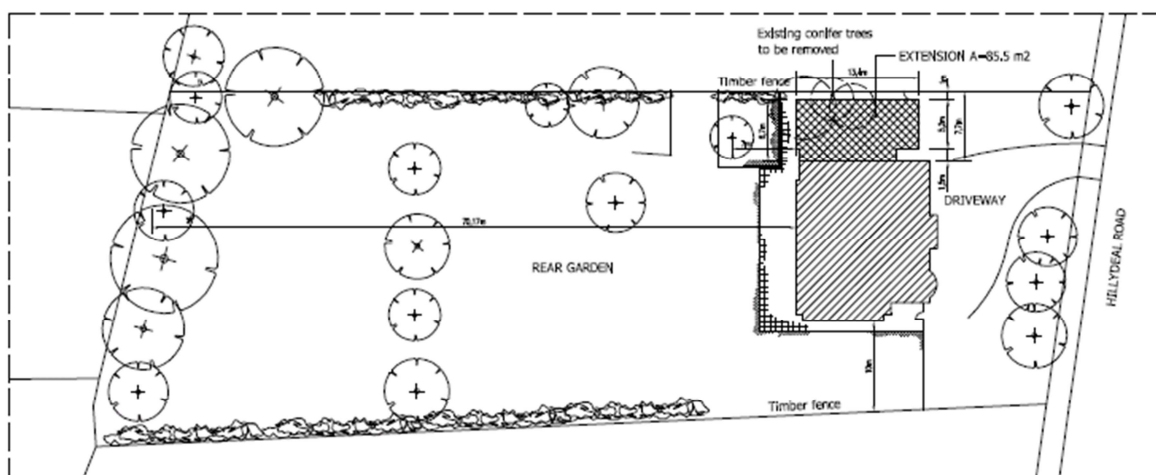
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# Block Plan



**EXISTING SITE PLAN**



**PROPOSED SITE PLAN**