

4.3 - SE/16/01200/HOUSE    Date expired 7 July 2016

PROPOSAL: Erection of a single storey side extension. Alterations to fenestration.

LOCATION: 6 Plymouth Drive, Sevenoaks TN13 3RW

WARD(S): Sevenoaks Town & St Johns

### ITEM FOR DECISION

This application has been referred to Development Control Committee because the owner of the property is a local Councillor.

**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 submitted application form.

To maintain the integrity and character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 1606/01, 1606/02, 1606/03, 1606/04, 1606/05, 1606/06

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

- 4) Before development is undertaken, details shall be submitted to and approved by Sevenoaks District Council with regards to tree protection. These details shall include:

A) A plan showing the location of, all existing trees on the land which have a stem with a diameter exceeding 75mm when measured over the bark at a point 1.5m above ground level. The plan shall identify those trees which are to be retained and the crown spread of each retained tree. In paragraphs 'b' to 'e' below references to a "retained tree" mean an existing tree which is to be retained in accordance with this plan.

B) Details of the species, diameter (measured in accordance with paragraph A) above), the approximate height, and an assessment of the general state of health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (C) and (D) below apply.

C) Details of any proposed topping or lopping of any retained tree, or of any tree on land adjacent to the site.

D) Details of any proposed alterations in existing ground levels and of the position of any proposed excavations or other engineering operations. These details shall be illustrated by a series of cross-sections showing existing and proposed levels.

E) Details of the specification and position of fencing or other measures to create a 'retained tree protected area' for the protection of any retained tree from damage before or during the course of development.

F) Details of the location and extent of any area on the land to be used during the construction period for storage (including materials, plant and machinery) and/or for siting any temporary ancillary structures, such as a site office.

To prevent damage to the trees and vegetation during the construction period, as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

### **Informatives**

1) The application was considered by the Planning Committee.

### **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.
- 2) The application was dealt with/approved without delay.

### Description of Proposal

- 1 The proposal is to construct a small single storey side extension which will be used to create an office and utility room with a corridor running from the front to the back, to allow a quick passage through the house. The proposed side extension will be 4.8 metres high, which will drop down to a flat roof at the rear with a height of 2.75 metres. The proposal will have a width of 5.9 metres and a depth of 6.75 metres. It will be stepped back from the front elevation by 1.5 metres, and 0.75 metres of the rear elevation. The proposal is to use materials to match existing, except the doors are proposed to change from uPVC to powder coated aluminium.
- 2 Furthermore the proposal is to change various aspects of the properties fenestration, including windows to doors on the rear elevation, and the garage being converted into a kitchen - meaning the garage door will become a window measuring the same width, but with a height of 1.7 metres off the ground.
- 3 In addition to this, all the windows on the front elevation of the property, and a couple on the rear will have painted render below them. This appears to be a beige colour, but is not clear.

### Description of Site

- 4 The application site comprises a two storey detached property located in the ward of Sevenoaks Town & St Johns. The property is set back from the road by roughly 7 metres and has a rear garden which extends slightly less than 20 metres.

### Constraints

- 5 Agricultural Land Value (AGRI/U)
- 6 Tree Preservation Orders (PRO/69/08/SU)

### Development Plan Policies

#### *Sevenoaks District Core Strategy*

- 7 Policy- SP1

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

- 8 Policies - SC1, EN1, EN2 and Appendix 2.

#### *Other*

- 9 Residential Extensions Supplementary Planning Document (SPD)
- 10 Sevenoaks Residential Character Area Assessment 2012
- 11 The National Planning Policy Framework (NPPF)

## Planning History

- 12 None relevant.

## Consultations

### *Sevenoaks Town Council*

- 13 Recommended approval subject to the Planning Officer being satisfied the impact on the street scene of Warren Court will not be inappropriately impacted, and there being no detriment to the amenities of residents in Warren Court

### *Sevenoaks District Council Tree Officer*

- 14 Verbal discussion - it was agreed that tree protection details should be submitted to and agreed by Sevenoaks District Council before development is undertaken in order to ensure that no vital trees, bushes or hedges are harmed as a result of this application.

## Representations

- 15 None received.

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

### **Principal issues**

#### *Impact on character and appearance of the area*

- 16 The NPPF states that the Government 'attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.' (para. 56). 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 ADMP states that the form of proposed development should respond to the scale, height, materials and site coverage of the area. This policy also states that the layout of proposed development should respect the topography and character of the site and the surrounding area.
- 17 The dimensions of the proposed extension are of an acceptable scale, height and form as they make the proposal subservient to dwellinghouse, which is one of the guidance points mentioned within the Residential Extensions SPD. Another point mentioned within this document, is that the side extension should not have a significant adverse impact upon the nature of space between buildings. As there is no property directly on this side of the dwellinghouse, this extension will not adversely impact the space between dwellings.
- 18 The current dwellinghouse has a flat roof above the porch at single storey level, and a dual pitched roof is used for the remainder of the property. The proposed pitch and flat roof for this side extension will match the current

roof types on the existing property, and therefore will not have an adverse impact upon the character of the area.

- 19 The current dwellinghouse has brown face-brick for walls, deep red plain tiles on the roof and white uPVC windows and doors. The proposed extension uses materials to match existing with added render (appears to be a beige colour, but unclear) underneath the window on the front elevation and powder coated aluminium for the doors. The main dwelling is proposed to add render underneath the windows on the front elevation, and a couple of windows on the rear elevation. The materials to be used on the extension will match with the rest of the dwellinghouse, and will fit in with the character of the area and be of a high quality, and are thus acceptable.
- 20 As there is no planning history for the property, there are no conditions regarding the garage. The site is located just outside the city/town centre, and therefore falls within the category “edge of centre” with regards to the guidance for residential parking. The property is a four bedroom house, which requires 1.5 parking spaces. There is sufficient parking on the drive of the property to account for this, and therefore it is acceptable to convert the garage.
- 21 The site falls within F13 (Warren Court) of the Sevenoaks Residential Character Area Assessment, which states:
- “In proposing new development within the Warren Court Character Area:
- Mature trees and hedged boundaries which contribute to the character of the road should be retained
  - The setting of the Vine Conservation Areas should be protected or enhanced”.
- 22 If permission is granted, the application will have a condition requiring tree protection details to be submitted to and approved by Sevenoaks District Council, in order to make sure that the mature tree at the back of the site is protected during and after construction (see section titles “Other Issues > Tree Protection Orders”). The property is located roughly 17 metres from The Vine Conservation Area; however, it is considered that this single storey side extension which is set back from the front elevation of the original dwellinghouse will not have an adverse impact upon the setting of this. Therefore the side extension will respect the areas highlighted within the Sevenoaks Residential Character Area Assessment, and is therefore acceptable in regards to residential character area.
- 23 For the reasons detailed above I consider that the proposed single storey side extension, garage conversion and changes to fenestration would be in accordance with the NPPF, policy SP1 of the Core Strategy, policy EN1 of the ADMP and the Residential Extensions SPD.

#### *Impact on neighbouring amenity*

- 24 The NPPF identifies a set of core land-use planning principles that should underpin decision-taking. One of these core principles is to ‘always seek to

secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings' (Para 17).

- 25 Policy EN2 - Amenity Protection of the ADMP states that 'Proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties' (pp.19).
- 26 Section 4.15 of the Sevenoaks Residential Extensions SPD is related to privacy with regards to rear extensions:
- 4.15 To protect against overlooking, the side wall facing a neighbour should not normally contain windows unless privacy can be retained by means set out in the section on overlooking.*
- 27 The proposal within this application will have a window on the side elevation, however the land rises up quite steeply. And there is a timber clad fence at the top of this. On the other side of the fence is the road, and therefore there is no possibility of overlooking from this proposal.
- 28 The window changes at the rear of the property will not cause any further impact than already exists, and therefore these are acceptable. As for the window at the front of the property, which will replace the garage door - this will also cause no negative impacts on neighbours properties.
- 29 In order to be sure that there will be no loss of light from the proposals, the 45 degree test was applied as advised in the Residential Extensions SPD, which passed on both elevation and plan view. Additionally no comments have been received from neighbouring residents objecting to the proposal.
- 30 In summary, for the reasons detailed above I consider that the proposed single storey side extension, garage conversion and changes to fenestration would not have a detrimental impact upon neighbouring amenity and consequently is in accordance with paragraph 17 of the NPPF and policy EN2 of the ADMP.

## Other issues

### *Tree Protection Orders*

- 31 The whole site falls under a blanket Tree Protection Order.
- 32 The large tree to the rear of the property in the South West of the site is situated roughly 13 metres away from the original dwelling. This will be ever further away from the proposed works and will not be affected by the proposed works.
- 33 To ensure protection of the tree during construction works I will impose a tree protection condition.

## Access issues

- 34 There will be no change to access.

## **Conclusion**

- 35 I consider for the reasons detailed above that the proposed single storey rear extension, would be in keeping with the character and appearance of the area and would preserve neighbouring amenity. Consequently the proposal is in accordance with the development plan and therefore the officer's recommendation is to grant planning permission.

## **Background Papers**

### **Site and Block Plans**

Contact Officer(s): James Overall Extension: 7136

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

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O5Z8ZUBK0LO00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O5Z8ZUBK0LO00>





