

4.6 - SE/16/01642/HOUSE Date expired 28 July 2016

PROPOSAL: Demolition of existing rear outbuildings. Erection of a single storey rear extension with roof lantern and a single storey front extension.

LOCATION: 18 Hurst Way, Sevenoaks TN13 1QN

WARD(S): Sevenoaks Kippington

ITEM FOR DECISION

This application has been referred to Development Control Committee because it is the application of one of the Council's staff.

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 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: 16/1292/02A, 16/1292/03

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

Description of Proposal

- 1 'Demolition of existing rear outbuildings. Erection of a single storey rear extension with roof lantern and a single storey front extension'.
- 2 It is proposed to demolish the existing utility room, 'lobby' and decking; as well as construct a single storey front and rear extension which will be used to relocate the utility room and kitchen, add an office and a family room; as well as extend the lounge. The proposal is to use materials to match existing.

Description of Site

- 3 The application site consists of a semi-detached property situated within the ward of Sevenoaks Kippington. The property is set back from the road by just less than 10 metres; and has a garden extending about 18 metres to the rear of the property.

Constraints

- 4 None

Policies

Sevenoaks District Core Strategy

- 5 Policies - LO1, SP1

Sevenoaks District Allocations and Development Management Plan (ADMP)

- 6 Policies - SC1, EN1, EN2, T2

Other

- 7 The National Planning Policy Framework (NPPF)
- 8 Residential Extensions Supplementary Planning Document (SPD)

- 9 Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD)

Planning History

- 10 None relevant.

Consultations

Parish/Town Council

- 11 Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no loss of sunlight to the neighbouring property after midday due to the extension.

Representations

- 12 None.

Chief Planning Officer's Appraisal

Principal issues

Impact on character and appearance of the area

- 13 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.
- 14 The site falls within D02 (Solefields Road) of the Sevenoaks Residential Character Area Assessment, which states:
- "In proposing new development within the Solefields Road Area Character Area:
- Regular building lines to the street should be respected
 - The harmonious palette of red/brown brick and hung tiles and plain brown roof tiles should be respected
 - The characteristic designs and roof profile should be respected
 - Traditional detailing should be retained
 - Mature trees, hedge boundaries and open space which contribute to the character of the area should be retained".

- 15 The proposals will respect the areas highlighted within the Sevenoaks Residential Character Area Assessment, and the proposed front extension will not protrude out further than the build line and this is therefore acceptable.
- 16 The proposed front extension will have a maximum height of 3.5 metres, with an eaves height of 2.6 metres. The roof of this will be a single pitch. This will protrude from the existing front elevation of the property by 2.055 metres, which will result in the front elevation being level with the neighbouring properties. As for the width, this will cover the whole extent of the property with a width of 7.75 metres.
- 17 The proposed rear extension will have a maximum height of 3.3 metres and it will have a flat roof, with a lantern light. This lantern light will increase the maximum height to 3.6. The rear extension will protrude out from the rear elevation by 4 metres; however with the existing utility room protruding by 3.4 metres, this rear extension will be adding a further 0.6 metres to the furthest rear elevation of the property. The proposed width of this rear extension will be 7.5115 metres, and will be setback from the attached property (No.20) by 0.15 metres.
- 18 With the demolition of the existing utility room (which is directly on the boundary line), this will provide a side passage to provide access from the front of the property, to the rear; with a width of 1.45 metres.
- 19 Both the front and rear extensions are single storey, and will be subservient to the dwellinghouse. Neither will have a detrimental impact upon the character of the area, and therefore it is considered that the scale, height and form of the proposals are acceptable.
- 20 As for the materials, these will all match the existing dwellinghouse, and will therefore not have a detrimental impact upon the character of the area; thus are acceptable.
- 21 For the reasons detailed above I consider that the proposed single storey front and rear extensions 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

- 22 Paragraph 17 of the NPPF identifies a set of core land-use planning principles that should underpin decision-taking. One of these principles is that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Policy EN2 of the Allocations and Development Management Plan outlines 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 by ensuring that development does not result in excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and where the build form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.

- 23 The proposed front extension will not have any impact upon neighbouring amenity, because it will not be protruding past than the build line, in the road as it will be flush with the front elevation of No.20. Furthermore the distance between No.18 and No.16, will not be changing, and therefore it will not have any further implications on the neighbouring properties. Therefore the front extension is considered acceptable.
- 24 As for the rear extension, this will not have any windows on the side elevation and will be at a single storey level. Therefore I do not believe there would be any loss of privacy to neighbouring residents resulting from the proposal.
- 25 In order to be sure that there will be no loss of light from the rear extension, the 45 degree test was applied as advised in the Residential Extensions SPD. In the direction of No.20 the proposal passed on elevation view; however failed on plan view. In order to be considered acceptable, the proposal is only required to pass on one of these, and therefore is considered acceptable. The proposal passed on both plan and elevation in the other direction.
- 26 In addition to this, no comments have been received from neighbouring residents objecting to the proposal.
- 27 In summary, for the reasons detailed above I consider that the proposed single storey front and rear extensions 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

- 28 None.

Access issues

- 29 There will be no change to access.

Conclusion

- 30 I consider for the reasons detailed above that the proposed single storey front and 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=0830KOBKJZE00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=0830KOBKJZE00>

Block Plan

