

4.3 18/02368/HOUSE Revised expiry date 22 November 2018

Proposal: Demolition of rear conservatory. To raise and alter roof in order to facilitate loft conversion with alterations to fenestration. New rooflights, dormers, terrace balcony, porch.

Location: 18 Witches Lane, Riverhead, Kent TN13 2AX

Ward(s): Brasted, Chevening And Sundridge

Item for decision

This application has been referred to the Development Control Committee at the request of Councillor London on the grounds of: loss of privacy and overlooking of neighbours and over development.

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 development hereby permitted shall be carried out in accordance with the following approved plans and details: 6373-PD-02, 6373-PD-03.

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

3) The materials to be used for the external finishes of the building shall be those described on the application form dated 20.07.2018.

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.

4) Prior to the occupation of the first floor accommodation, details shall be submitted to and approved in writing by the Local Planning Authority of screening to the northern and southern sides of the proposed first floor roof terrace. The screening shall be no less than 1.7m in height and shall be installed in full accordance with the approved details prior to the first use of the roof terrace and shall be maintained as such at all times.

To protect the privacy of the neighbouring properties and to comply with policy EN2 of the ADMP.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as

appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of Site

- 1 The application site comprises of a single storey bungalow within the urban confines of Riverhead on the western side of Witches Lane. The property is situated on a site of varied topography levels, well set back from the street, with a generous garden and verdant boundary treatments. There are neighbours situated either side of the property on varied levels with the wider area consisting of a mix of detached single and two storey properties.

Description of Proposal

- 2 This application seeks permission for the demolition of the existing conservatory on the south elevation and roof alterations to create a first floor extension to accommodate three bedrooms and rear terrace. The relocation of the front door, front dormer and various additional and alterations to fenestration is proposed.

Planning History

- 3 82/01180/HIST Extension to dwelling. Granted 15/11/1982.
96/01380/HIST Single storey extension comprising double garage, bedroom and bathroom and conservatory. Granted 20/09/1996.

Policies

- 4 Core Strategy (CS)
 - SP1 Design of New Development and Conservation
- 5 Allocations and Development Management (ADMP)
 - SC1 Presumption in Favour of Sustainable Development
 - EN1 Design Principles
 - EN2 Amenity Protection
 - T2 Highways and Parking

Constraints

- 6 None

Consultations

Chevening Parish Council:

7 Objection

“The application will convert a bungalow into a 2 storey house. The resultant works will overlook the house and garden of the next door bungalow. Loss of privacy and loss of light”.

Representations

8 No representations have been received.

Chief Planning Officer’s Appraisal

9 The main planning considerations are:

- Design and impact on the character of the area
- Impact on neighbouring amenities
- Highways and parking

Design and impact on the character of the area

- 10 18 Witches Lane is a single storey bungalow which has benefited from previous extensions including a front garage and side conservatory. The property is set well back from the street scene and screened by vegetation on the front boundary which contributes to the overall character of the site and the area. Some views can be gained through the driveway to the property and garage therefore there would be some appreciation of the works within the street scene however, due to the substantial set back, the proposals would not be visually prominent.
- 11 The wider area of Witches Lane is characterised by a mix of single storey and two storey dwellings of individual interwar designs with no strict uniformity. The Sevenoaks Residential Character Area assessment identifies some design features such as hipped roofs, front facing gables, chimneys and porches as positive features. Number 18 Witches Lane itself is characterised by a number of roof shapes, stepped facades and irregular massing due to previous additions.
- 12 Concerns were raised by the Parish Council regarding the conversion of the existing bungalow to a two storey dwelling. Whilst the first floor extension would alter the character of the bungalow, the property has an irregular shape with few features of architectural merit which contribute to the character of the area. The proposals would retain some features such as the original chimneys and existing hipped roofs and would introduce traditional detailing such as a front facing gable and front porch in accordance with the Character Area Assessment and Residential Extensions design guidance.
- 13 Numbers 22 and 30 Witches Lane have also been similarly extended from a single storey bungalow to a two storey dwelling with planning permission

being granted for both at appeal. Therefore as two storey dwellings are characteristic of the street, and considering that there are precedents within the area, the principle of a proposed first floor extension to create an additional storey would be acceptable in this case.

- 14 As a result of the works and previous additions the roof would be raised between 1.4m and 3m above the existing roof line. The ridge height of the first floor would be set 1m below neighbouring 16 Witches Lane and would be 0.2m above neighbouring 20 Witches Lane which, although a bungalow, is set on a raised ground level. The roof extension would be situated on the footprint of the existing house therefore the first storey element would be 8.7m in depth set against a depth of 23.8m on the ground floor. As such the massing and shape of the roof extension would not appear unduly bulky or excessive and, by respecting the existing building lines, would be in character with the neighbouring properties in accordance with Policy EN1.
- 15 The property in its entirety would be clad in white weatherboarding, grey slate tiles and would have white/grey wooden windows and white upvc doors. Whilst there are no examples of grey slate or white weatherboarding within Witches Lane itself, there are some examples within the wider area. As such, with the property screened well screened within the street scene and with an appropriate palette, the appearance of the external would be acceptable.
- 16 Overall the proposed roof extensions would be suitably designed and is considered in keeping within the street scene and wider area in accordance with Policy EN1 of the ADMP.

Impact on neighbouring amenity

- 17 The 45 and 25 degree light tests were undertaken in accordance with BRE guidance to ascertain the potential loss of light to both neighbours. Due to the property being set back further on the site than either of the neighbouring properties, with a distance 3m and 8.5m between the side elevations of the buildings respectively, the works would pass the daylight tests and as such there would be no adverse impact on daylight to either of the properties as a result of the works.
- 18 Concerns were raised by the Parish Council that the proposals would result in a loss of privacy / overlooking and loss of light. In regards to privacy the elements which could result in a loss of privacy and overlooking would be the proposed new first floor openings and rear terrace.
- 19 High level roof lights would be installed to the north roof slopes, facing towards 16 Witches Lane. The majority of the proposed rooflights would serve the ground floor rooms at high level and would therefore not provide views towards the neighbouring property.
- 20 No.16 Witches Lane benefits from one upper floor window facing the application site which is understood to serve a bathroom and is already obscure glazed. The proposed first floor north facing rooflight is high level (1.9m above internal floor level) and would therefore not cause a harmful loss of privacy to this neighbouring property.

- 21 On the south facing elevation, facing no.20 Witches Lane, existing windows at ground floor level would be replaced with doors and rooflights would be added to the roofslopes at first floor level. In light of the existing openings facing no.20, the ground floor openings would not cause a significant loss of privacy beyond the existing level. The proposed first floor rooflights facing no.20 are high level (1.9m above internal floor level) and would serve proposed bedrooms as a secondary source of light and outlook. They would also not cause a harmful loss of privacy.
- 22 The proposals include a new terrace at the rear of the property at first floor level. This is set away from the northern boundary, and behind proposed roofslopes, however some views may still be possible over the roof to the private amenity space of no.20. The terrace would also be located close to the southern boundary with no.18 and raised level views would be possible from the terrace into the neighbouring private garden.
- 23 It is therefore considered fundamental that privacy screens are installed to both the southern and the northern sides of the terrace to obscure views towards the neighbouring gardens which will be controlled by condition. The screens would ensure compliance with policy EN2.
- 24 Other windows proposed to the northern elevation include dormer windows at first floor level to serve the first floor bedrooms. These windows would look directly down the garden of the application site and would not harm neighbouring amenity. This is similarly the case for the first floor windows proposed in the front elevation.
- 25 In the light of the above considerations, I am satisfied that the proposal will not result in overlooking or loss of privacy to the neighbouring properties.

Highways and parking

- 26 Policy EN1 states that all new development should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking. Policy T2 of the ADMP, and associated appendix, states that dwellings in this location with five bedrooms require 2 independently accessible parking spaces.
- 27 Whilst there would be loss of existing parking space through the conversion of the garage to living accommodation, there is adequate parking within the front of the site to meet this need.

Community Infrastructure Levy (CIL)

- 28 This proposal is not CIL liable.

Conclusion

- 29 The works are compliant with both local and national planning policy subject to conditions.

Background Papers

Site and Block Plan

Contact Officer: Hannah Donnellan Extension: 7387

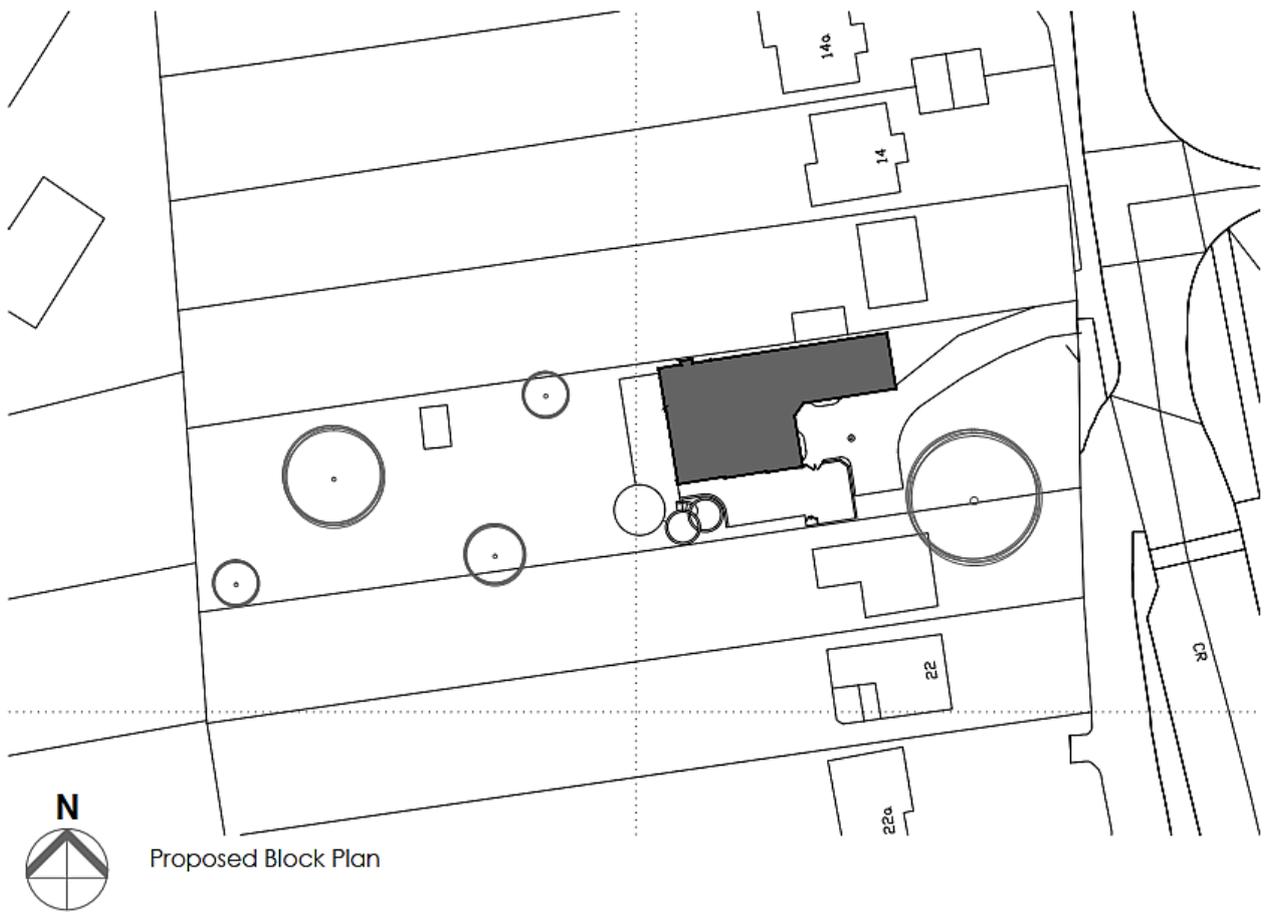
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PCDOJGBKLCX00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PCDOJGBKLCX00>



Proposed Block Plan