

4.5 18/03256/HOUSE

Revised expiry date 22 March 2019

Proposal:

Proposed double storey side extension, to replace existing garage including the removal of existing chimney; proposed single storey front extension with balcony above to replace existing entrance porch with balcony above. Proposed bay window to replace existing bay window to the front. Proposed first floor side extension above utility room. Proposed single storey rear extension, addition of two dormers to the existing bedrooms to the rear. Proposed garden wall with gate to the side. Associated fenestration, roof windows and sun tunnels. Additional driveway access from existing dropped kerb with additional parking. Patio and landscaping works.

Location:

20 Chipstead Park, Sevenoaks Kent TN13 2SN

Ward(s):

Brasted, Chevening And Sundridge

Item for decision

Councillor London has referred the application to Development Control Committee due to the proposal: resulting in an over development on the site; would result in a terracing effect; and would not meet the 1 metre guidance in accordance with Policy EN 1 of the Sevenoaks District Council's Allocations and Development Management Plan and the National Planning Policy Framework.

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) Unless the District Planning Authority otherwise agrees in writing prior to the construction of the development, the materials to be used in the construction of the external surfaces of the development hereby permitted shall match though used on the existing building.

To ensure that the appearance of the development is in harmony with the existing 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 and details: P-00 00, P-01 03, P-02 03, P-03 01, P-04 01, P-05 02, P-06 03, P-07 01, P-08 01, P-09 02, P-10 02, P-12 00, P-14 01.

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

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 Proposal

- 1 Proposed double storey side extension to replace existing garage including the removal of existing chimney; proposed single storey front extension with balcony above to replace existing entrance porch with balcony above. Proposed bay window to replace existing bay window to the front. Proposed first floor side extension above utility room. Proposed single storey rear extension, addition of two dormers to the existing bedrooms to the rear. Proposed garden wall with gate to the side. Associated fenestration, roof windows and sun tunnels. Additional driveway access from existing dropped kerb with additional parking. Patio and landscaping works.

Description of Site

- 2 The property is a detached dwelling located within Chipstead Park. There are neighbouring properties located either side of the application site, opposite and to the rear. A number of properties on the street exhibit alterations to them including those to 22 Chipstead Park. The site is located within the parish of Chevening.

Constraints

- 3 Partly within an Area of Archaeological Potential

Policies

- 4 National Planning Policy Framework

Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.

Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- Footnote 6 (see reference above) relates to policies including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

5 Core Strategy-

- L01 Distribution of Development
- L02 Development in Sevenoaks Urban Area
- SP1 Design of New Development

6 Sevenoaks Allocations and Development Management Plan-

- SC1 Presumption in Favour of Sustainable Development
- EN1 Design Principle
- EN2 Amenity Protection
- T2 Vehicle Parking

7 Other

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

Planning History

- 9 98/01343/HIST Single storey side extension with pitched roof. GRANT

Consultations

Chevening Parish Council -

- 10 Objection- we object to the proposal on the scale of the development which will lead to the appearance of terracing. We are unhappy that the extension will bring the property to less than 1 metre from the neighbouring property.

Representations

- 11 No representations have been received.

Chief Planning Officer's Appraisal

- 12 The main planning considerations are:
- Impact on the character of the area
 - Impact on residential amenity
 - Impact on Area of Archaeological Potential

Impact on the character of the area

- 13 Policy SP1 of the Core Strategy and Policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.
- 14 The proposal has the potential impact the character of the area as elements of the extensions are to alter the front elevation of the property. However, due to the varied design and character between the properties within the street scene, this would not be detrimentally harmful.

Two storey and first floor side extensions:

- 15 The proposed extensions are to be visible from the front elevation. The two storey addition is to be positioned where the existing garage is currently and would be in keeping with neighbouring two storey side extensions. The first floor addition is to be positioned on top of the existing utility room. Both extensions would be sympathetic to the form of the dwelling and would be significantly lower in height than the overall dwelling. The proposed roofs would match the existing on site and would integrate well within the property.
- 16 A gap of approximately 2m would be retained between the left hand first floor extension and the first floor of the neighbouring property at no.22. The two storey extension to the right hand side would be a minimum of 1m from the side wall of the ground floor side projection to no.18. This would increase to 3.4m between the proposed extension and the first floor element of no.18.
- 17 The Residential Extension SPD provides guidance on the design of domestic extensions within the District. This suggests that the retention of a 1m gap to the boundary is an appropriate design approach. As noted above, whilst the development would not achieve this spacing it would retain at least 2m between the first floor sections of the two neighbouring properties.
- 18 This combined with the slight stagger of the frontage of the properties and the variance of materials (in the case of No.18) means that the development would not create visual terracing within the street scene.

Front porch with balcony:

- 19 This proposal would be acceptable and sympathetic to the overall form of the front elevation. The porch would be an infill addition between both the existing dwelling and the proposed two storey side extension. It would not exceed the overall front building line of the property and due to there being an existing balcony; the proposed would not be out of keeping.

Single storey rear extension, rear dormers and patio:

- 20 The rear extension would not exceed the full width of the dwelling. The rear extension would comply with the Sevenoaks Residential Extensions SPD as it would not exceed the overall recommended depth of 4 metres and would not exceed an overall height of 4 metres. The proposed patio area would be located from the rear extension, would be sympathetic to the

scale of the proposal and would be located within the set residential amenity area.

- 21 In addition, the proposed rear dormers would also be sympathetic. There are no rear dormers in the locality of the area however they would not exceed the overall roof height and would be in keeping with the existing roof. The dormers would also not alter the eaves of the dwelling.

Driveway, proposed shed, garden wall and gate:

- 22 The proposed driveway would be altered and extended to include an in-an-out driveway. Both the dropped kerbs are existing and therefore would not alter the impact of the highway. The materials of the proposed driveway would match the existing and would integrate well within the site.
- 23 The proposed garden wall and gate is to be located to the right of the side, positioned between the two storey extension and the boundary. This would be similar in appearance to the wall and gate located on the left boundary and therefore would be acceptable.
- 24 The proposed shed is to be located to the rear of the application site and is to be the replacement of the existing. The proposed is to be smaller in size than the existing and therefore would be more sympathetic to the application site.

Fenestration, roof lights and sun tunnels:

- 25 The proposed scheme is also to include alterations to the current fenestration on site along with the addition of roof lights and sun tunnels. This proposal would be proportional to the dwelling and the application site and due to the varied character and design of the dwellings with Chipstead Park it would not be out of keeping.
- 26 In addition to the above, the proposed materials appear to match the existing; however the application form does not confirm the exact material finish in terms of the windows. Therefore, a condition will be imposed to clarify this.
- 27 Overall, the development would preserve the character and appearance of the area and would not comprise an overdevelopment of the site given the fact that a large proportion of the front and rear garden would be retained.
- 28 The proposal therefore complies with Policy EN1 of the ADMP.

Neighbouring Amenity

- 29 Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development.
- 30 There are neighbouring properties surrounding the application site.
- 31 The neighbouring properties located opposite and to the rear are located at a significant distance from the proposal. There is also tall vegetation along the rear boundary which shields the proposal to these neighbours.

Therefore, there are no residential amenity concerns in relation to the neighbours located to the rear or opposite the site.

- 32 The proposal has the potential to impact the residential amenity of neighbouring property no.18 as the proposal is to include a two storey extension a metre from this shared boundary. The development is to include roof lights and a window at ground floor facing this neighbour. However as these windows are all high level, there are no privacy concerns. There are also minimal outlook concerns as no.18 possesses no windows that face no.20. No.18 has a garage up to the shared boundary and due to this; the proposal would also not result in a loss of light. Therefore, it would minimally impact this neighbouring property.
- 33 The neighbouring property No. 22, could also be impacted upon in terms of the residential amenity of this neighbour. The proposal would include roof lights and a window at ground floor. These would both minimally impact the privacy of this neighbour as the roof lights are high level and the ground floor window accommodates a non habitable room and would be shielded by the brick boundary wall between both the properties. This neighbour also does not have any windows overlook the site and therefore raises no outlook concerns. The gap between both the extension and the neighbouring property would not result in any loss of light.
- 34 Therefore, the proposal complies with Policy EN2 of the ADMP

Area of Archaeological Potential

- 35 The site is dissected by an Area of Archaeological Potential. The proposal included within this area are to be the rear extension and the first floor extension. The first floor element would not harm the Area of Archaeological Potential as this extension is to be located on top of an existing extension. The rear extension would also be acceptable as it is located in a confined area close to the dwelling in which the land has already been disturbed from previous development.

Parking and Highways Impact

- 36 The proposal complies with Policy T2 as it would provide at least two independently assessable parking spaces.

Community Infrastructure Levy (CIL)

- 37 This proposal is not CIL liable.

Conclusion

- 38 The proposal therefore complies with the relevant policies of the ADMP and the Core Strategy.

Background Papers

Site and Block plans

Contact Officer:

Louise Cane Extension: 7390

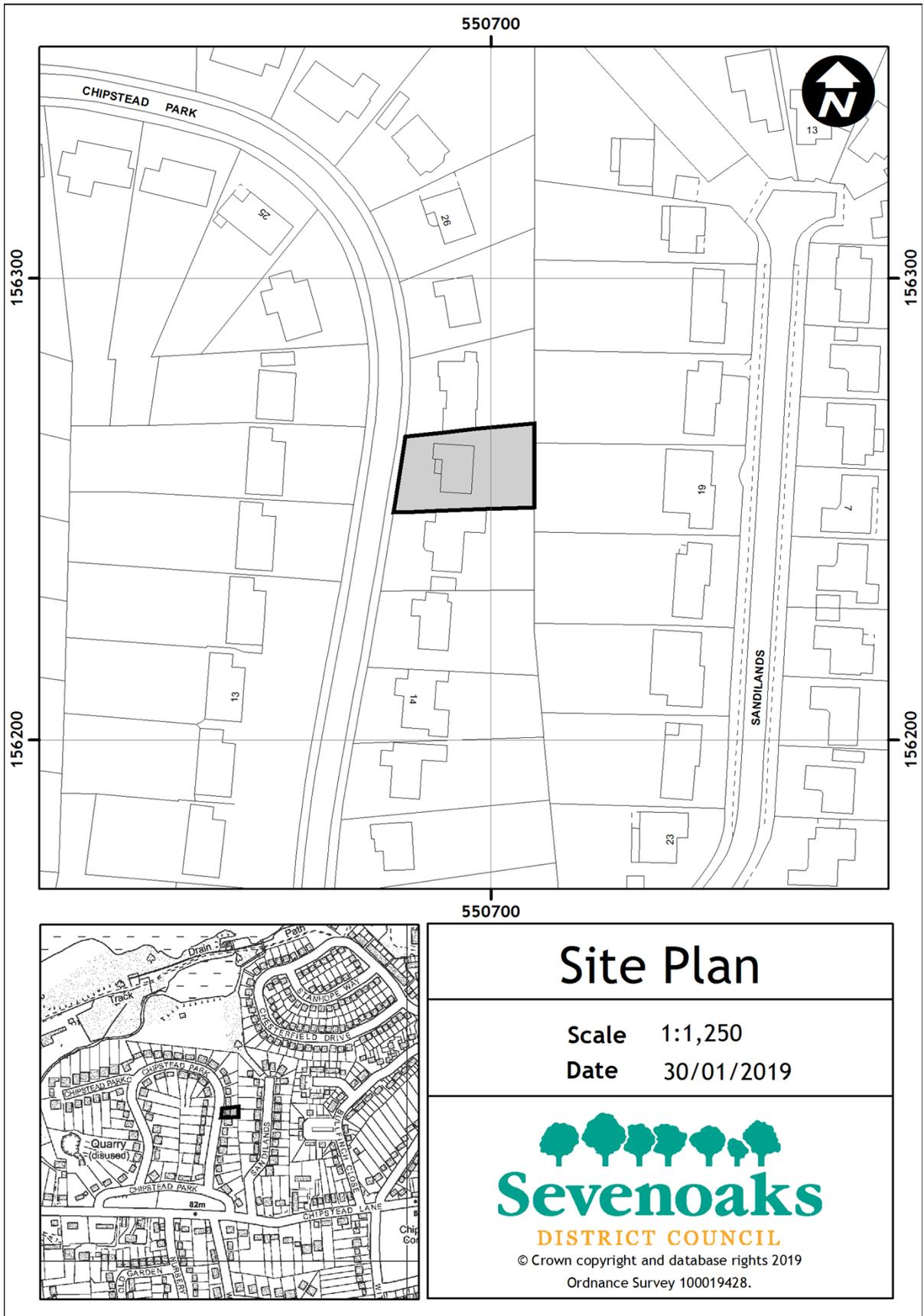
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PGUSL3BKFGU00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PGUSL3BKFGU00>



550700

156300

156200

156300

156200



CHIPSTEAD PARK

SANDILANDS

550700

Site Plan

Scale 1:1,250

Date 30/01/2019



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Proposed Block Plan

