

4.2 19/00802/HOUSE Date expired 21 May 2019

Proposal: Demolition of existing garage and workshop. Erection of part single part two storey extension with basement. New front porch and alterations to fenestration.

Location: Lannacombe, 1 Harrow Road, Knockholt, Kent TN14 7JT

Ward(s): Halstead, Knockholt & Badgers Mount

Item for decision

The application has been referred to the Development Control Committee by Councillor Grint due to the adverse impact on neighbouring amenity.

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 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

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

4) No development shall commence until the following details are submitted and approved in writing:

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 with details of how the excavated soil will be dealt with.
- 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, excavated soil, plant and machinery) and/or for siting any temporary ancillary structures, such as a site office.

To prevent damage to the existing trees during the construction period of the proposed extensions and basement as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting those Orders) no development falling within Classes A, B, C, D and E of Part 1 of Schedule 2 to the said Order shall be carried out.

In order to safeguard the residential amenities of existing and future occupiers of the development and surrounding properties in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

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 dwelling is a two storey detached house with an attached garage. The site is situated on the south side of Harrow Road and located in the village of Knockholt. The Green Belt is located on the land behind the site. The dwelling has an overall depth of some 60m and has a frontage to the road of

12m, rising sharply towards the rear (south) of the site at which point it also considerably increases in width to 27m. Neighbouring properties along the southern side of the road to the west of the site are of similar design and frontage (including the adjoining property no.2 - attached by single storey garage only), whilst the property to the east is set further forward and is older. On the opposite side of the road there is a variety of dwelling types and architectural styles of various ages.

Description of proposal

- 2 The application is a resubmission of previously approved 16/01112/HOUSE which granted planning permission for demolition of existing garage and workshop. Erection of a single side/rear extension, front porch and alterations to fenestration. The new application includes a two storey element that will sit on top of the proposed single storey extension. The extension would mirror the pitch of the existing roof and would match the eaves height of the house.
- 3 The application consists of the removal of the existing garage and workshop located on the side elevation of the house. The proposal will see the creation of a new single storey rear extension that will have a length of 8m. The extension will cover the width of the house and would extend out from the side elevation where the previous garage and workshop was in situ. The space created by their removal will see the creation of a wraparound with an attached garage to the side elevation, the garage will extend from the side elevation by 2.8m. The wraparound and single storey rear extension will have a pitched roof and a height of 3.7m and an eaves height of 2.5m.
- 4 The application will include the creation of a basement that will have the same footprint of the proposed single storey element of the application. The proposal includes the addition of a front porch to the house. The porch would be an open structure with a pitched roof. The porch would have a height of 3.5m

Relevant planning history

5	78/00686/HIST	Part single, part two storey extension to side of dwelling	GRANT	12/07/1978
	87/00133/HIST	Extension to dwelling	GRANT	23/04/1987
	83/00979/HIST	Part single part two storey extension to dwelling previously approved under ref se/78/686	GRANT	19/09/1983
	98/02402/HIST	Extension to garage	GRANT	12/01/1999
	13/02547/PAE	Prior notification of a single storey rear extension which extends 8m beyond the rear wall of the original dwelling house with a maximum height	PRAG	01/10/2013

	of 4m and eaves height of 2.6m.		
15/01810/HOUSE	Erection of a two storey and single storey extensions, including basement.	REFUSE	27/08/2015
16/01112/HOUSE	Demolition of existing garage and workshop. Erection of a single side/rear extension, front porch and alterations to fenestration. Creation of a basement.	GRANT	29/07/2016

Policies

- 6 Allocations and Development Management Plan
- EN1 Design Principles
 - EN2 Amenity Protection
- 7 Core Strategy
- SP1 Design of New Development and Conservation
- 8 Other:
- National Planning Policy Framework 2019
 - Sevenoaks Residential Extensions SPD

Constraints

- 9 Tree Preservation Order

Consultations

Parish/Town Council

- 10 Knockholt Parish Council has objected to the application on the following grounds:
- KPC would like to refer back to the original structure in the 1960's. Taking into account the original footprint of the dwelling it would seem that extensive rearward extensions have taken place at a 2 storey level. Accordingly, we would question the application of permitted development rights in this case. We will also support any neighbour concerns.

SDC Tree Officer

- 11 The proposal to build directly out to the rear instead of previously to the rear/side. Keeps construction away from protected trees and therefore more acceptable. I have no objections to this proposal. Tree protection conditions need to be attached to any consent provided as does details of how the excavated soil is to be dealt with.

Representations

- 12 One objection received raising the following concerns:
- Impact on the visual street scene
 - Impact and damage on the protected trees within the vicinity
 - Impact on the drainage system
 - Impact on parking and the road safety in particular the sight lines

Chief Planning Officer's appraisal

- 13 The main planning considerations are:
- Visual Impact on the Street Scene & Landscape
 - Impact on Residential Amenity
 - Other Issues

Visual Impact on the Street Scene & Landscape

- 14 The relevant policies relating to design and the character of the area are EN1 of the ADMP, SP1 of the Core Strategy and the Residential Extensions SPD.
- 15 The immediate and wider street scene is varied in style, design and size of dwellings, as there is no set defined pattern within it. The proposed single storey side extension would incorporate a new garage into the structure. The extension would have some impact on the visual amenity of the street scene due to its location at the side of the house. The extension would maintain adequate spacing between the neighbouring dwellings, maintain the built form of side garages and respect the visual amenity of the street and area. The extension would be limited in its width and height which would create a subservient addition to the main dwellinghouse. The extension would match the height of the rear element ensuring a cohesive design in keeping with the dwellinghouse.
- 16 The proposed porch would be located on the front elevation of the house. The porch would be seen within the context of the wider local area as it would match others already in situ in both the immediate and wider local area.
- 17 In addition, it is noted that the previous appeal inspector concluded that *"the impact of the proposal on the street scene would be limited to the garage/single storey extension on the western side of No 1 and the oblique view of the two storey extension through the gap between Nos 1 and 2. I agree with the previous inspectors that this would not cause significant harm"* (APP/G2245/D/15/3135744). For these reasons the proposed alterations to the garage, side extension and porch would not harm the character of the street scene or wider area.

- 18 The basement works, whilst significant in floor space, would have no impact beyond the boundaries of the site. With the exception of the open wells, it would be below ground level. There would be no harm to the visual amenity to the local area.
- 19 The proposed single storey rear extension element would be situated to the rear of the dwelling and would not have an immediate impact on the street scene due to its location. The proposed rear extension would however add bulk to the rear of the dwelling due to its length and width. While the rear extension would extend across the whole width of the property, due to its single storey nature and use of a relatively shallow pitched roof, it would be relatively subservient to the main dwelling in terms of its overall bulk and design. It is acknowledged that 13/02547/PAE granted permission for an 8m extension along with the scheme being an almost identical re submission of 16/01112/HOUSE which was granted planning permission under the same ADMP policies as now. These two applications are acknowledged as fall back positions for this current proposal. Particular attention is paid to 13/02547/PAE which would allow for a single storey rear extension to be created under permitted development. Whilst this extension would extend the width it would be set in at the side. It is therefore felt that due to this and its single storey nature, the proposed rear extension would not be overbearing or harmful to the character of the existing property in this instance
- 20 The proposed two storey element would be situated at the rear of the dwelling and would create an extra storey in a more central location over the proposed single storey rear extension. The two storey element would be set in from the rear of the single storey extension by which would offset its impact to a degree. The extension would mirror the height of the front pitch, whilst also matching the eaves height of the house, this would create a sympathetic design. The proposed length of the two storey element is reduced compared to that which was refused under appeal reference APP/G2245/D/15/3135744 (15/01810/HOUSE). The reduction in length is seen as more acceptable as it reduces the extent of first development visible from public vantage points and relationship with the neighbouring property.
- 21 The proposal would be seen within the context of the other dwellings within the street and the alterations would although add bulk it would not be obtrusive to the street scene. For this reason the proposal would not be detrimental or have an adverse impact upon the immediate street scene. The proposal would meet the requirements of the NPPF and the relevant policies relating to design and the character of the area are SP1 of the Core Strategy, EN1 of the ADMP and the Residential Extensions SPD.

Impact on Residential Amenity

- 22 Policy EN2 of the ADMP and the Residential Extensions SPD are relevant in the consideration of this application. Paragraph 17 of the NPPF states that new development should seek to ensure a high quality design and good standard of amenity for all existing and future occupants.

- 23 16/01112/HOUSE granted planning permission for the demolition of existing garage and workshop. It includes the erection of a single side/rear extension, front porch and alterations to fenestration with the creation of a basement. The current proposal is the same proposal but with the addition of a first floor element. The previous applications (14/02474/HOUSE and 15/01810/HOUSE) were refused and dismissed at appeal on the grounds that the proposal would have an unacceptable impact on the amenities of Antique House only. This was in relation to the development creating a sense of enclosure under the 2014 appeal. Under the 2015 appeal, this was dismissed due to “unacceptable harm to the living conditions of the occupiers of Antique House in relation to outlook” (APP/G2245/D/15/3135744).
- 24 The proposed first floor extension has been reduced by 2m in length and is now further away from the neighbouring property Antique House. The reduction in size would see the extension set behind the side elevation of the house. In the 2015 appeal the inspector stated “the impact on the outlook from the easternmost rear windows of Antique House would be about the same but from the patio and most of the rear garden this change would increase the perceived length of the extension, actually increasing the sense of enclosure”. The reduction in length of the extension would limit its impact on the neighbour reducing the sense of enclosure to the neighbour. The applicant has provided sight line test in their Planning Statement A. Views of the first floor element from Antique house would be limited to views only from the rear of the garden. Therefore, the proposed first floor element will not harm the outlook.
- 25 The two storey element would have a limited visibility due to its location and the existing landscaping would offset this as well. Having conducted my own tests, it is evident the proposal would address the impact that was raised by the planning inspector.
- 26 It is acknowledged that the proposal would still retain a 4 metre rear single storey extension directly adjacent to the shared boundary, however, this will not extend above 2.5 metres in height to the eaves and 3.5 metres high to the ridge. There is an existing 2 metre close boarded fence along this boundary. It is therefore felt that this fence would reduce the built impact of the extension on this neighbouring property.
- 27 It is noted that part of the rear extension would extend 8 metres from the original rear wall, however this would be set in over 5 metres from the shared boundary and would be angled away from neighbours. In addition, consideration has to be given to the approved application. The proposal would pass the 45 degree daylight test on plan and elevation as set in the Sevenoaks Residential Extensions SPD. Therefore, for the reasons above it is considered that the proposed rear extension would not detrimentally impact on the neighbouring amenity of Antique House.
- 28 In relation to 2 Harrow Road, the side extension would be sited closer to this neighbour compared to Antique House. However, it would be sited adjacent to the boundary where currently sits a garage serving number 2. This garage extends along the majority of the depth proposed for the side

extension and as such, would offset any overbearing impact the extension could have on number 2. In addition, while the proposed extension would protrude beyond the line of the neighbour's garage, the proposal passes the 45 degree test on elevation in relation to number 2, and as the garage is not considered a habitable room and the current boundary treatment would offset any impact due to the relatively modest height of the extension, there would not be a detrimental loss of light to this property. There would be no additional windows proposed in the side elevation of the house and the windows located to the rear would offer no additional views. It is therefore considered that the proposal would not detrimentally impact the residential amenity of 2 Harrow Road.

- 29 Therefore, the proposal would not have an adverse impact on amenities and would meet the requirements of the NPPF and policy EN2 of the ADMP.

Other Issues

Trees

- 30 Due to the excavation required for the basement, the Tree Officer has requested that conditions are attached to any permission requiring further details of how any excavated soil is to be dealt with and how the trees would be protected during the construction phase. It is considered that these conditions would be entirely relevant and appropriate in this instance due to the works proposed and the need to protect the trees which provide amenity value.

Parking

- 31 The existing property has 2 bedrooms and a dressing room. The proposed dwelling would have three bedrooms. Policy T2 of the ADMP states that for a three bedroom property in this location, two spaces would be required. The access and parking is already available on the site that already serves the parking of two vehicles on the driveway which meets the parking standards. The proposal would therefore comply with Policy T2 of the ADMP.

Drainage

- 32 With regards to the drainage concerns raised by the neighbour this would fall under the requirement of any building control submission and would be addressed at this point during construction and development.

Permitted Development

- 33 It is considered that the removal of all Classes of permitted development rights in relation to the dwelling should be given significant weight as there is scope to carry out other works to the dwellings within other classes that would be harmful to the residential amenity of the neighbours and to ensure over development of the dwelling does not occur. If this permission is granted, then the removal of permitted development rights for outbuildings would not take effect until development has commenced.

CIL

34 This proposal is CIL liable, however no exception has been sought.

Conclusion

35 The proposal would meet the requirement of both local and national policy and therefore is recommended for approval.

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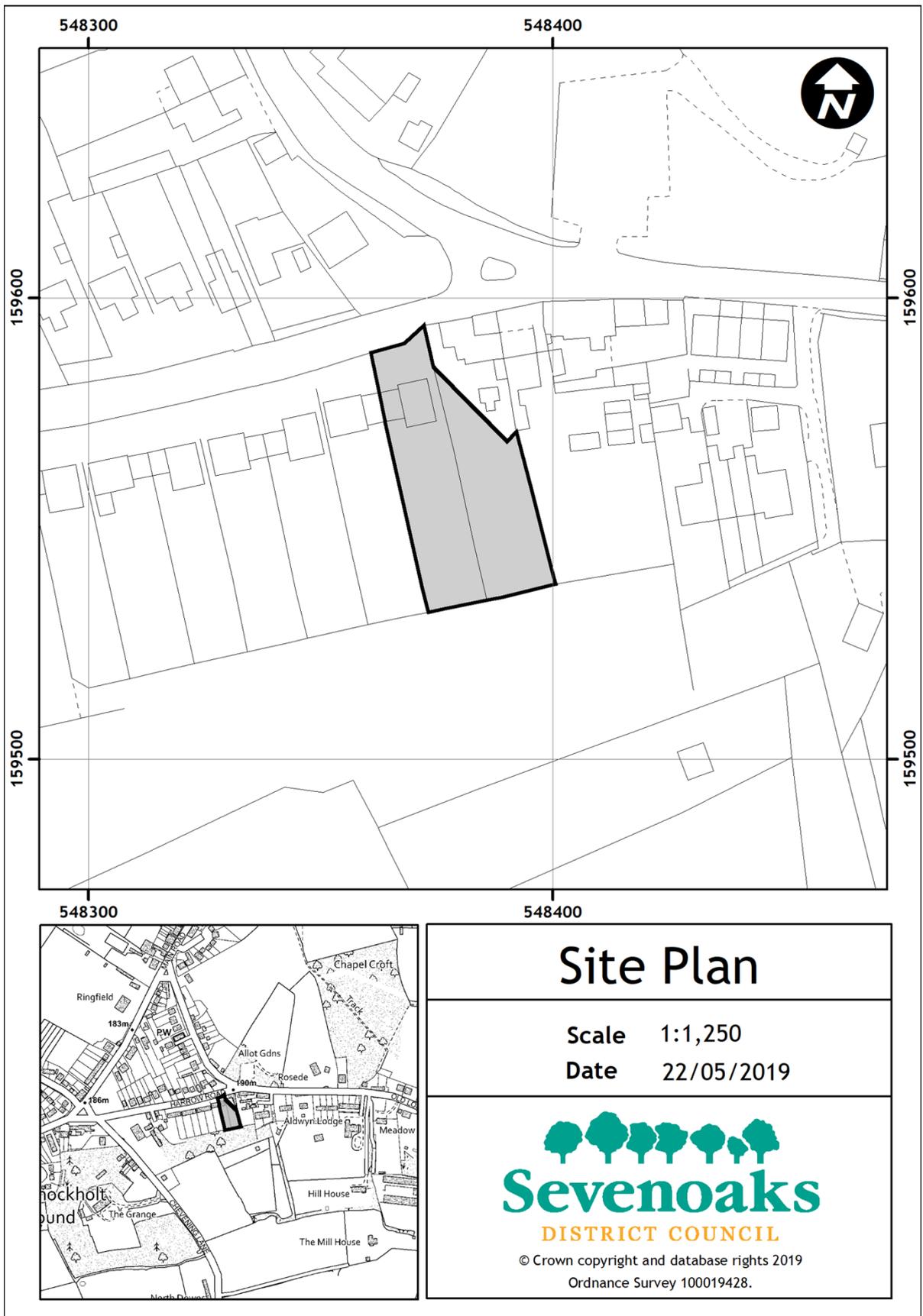
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=POF3AWBKJ0N00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=POF3AWBKJ0N00>



Site Plan

Scale 1:1,250

Date 22/05/2019



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Ordnance Survey 100019428.

Block Plan

