

4.3 19/02500/HOUSE Date expired 15 November 2019

Proposal: Erection of single storey side extension with barn hip and small gabled roof to accommodate a garage; replacement of existing part-pitched and flat roof over existing side extension with barn hip and small gabled roof to match the proposed.

Location: 1 Squires Field, Hextable, KENT BR8 7QY

Ward: Hextable

Item for decision

The application was referred to Development Control Committee as Councillor Kitchener states that the application would have an effect on the street scene.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions and informative:-

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 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: 19-0593 D01A, 19-0593 D04, 19-0593 D05, 19-0593 D07.

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

4) The applicant is reminded that, under the Wildlife and Countryside Act 1981, it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent does not provide a defence against prosecution under this Act.

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 site contains a detached two-storey dwelling located on a corner plot at the entrance to Squires Field. While vehicle access to the property is from Squires Field, the principle elevation of the property faces the Main Road. There are neighbouring properties to the front, side and rear. The area is predominantly residential in character.

Description of Proposal

- 2 The applicant has proposed the erection of a single storey side extension with a hip and small gabled roof to accommodate a garage. The single storey side extension would have a maximum height of approximately 4.92m to its ridgeline and 2.3m to its eaves. The applicant has also proposed the replacement of an existing part-pitched and flat roof over the existing side extension with a hip and small gabled roof. This would have a maximum height of 5.01m to its ridgeline and 2.26m to its eaves.
- 3 During the course of the application amended plans were received for the application and a re-consultation was undertaken. The amended plans indicated an amended red boundary line.

Relevant Planning History

- 4 93/00672/HIST Planning permission granted 02.11.1993 for "Erection of 14 no detached two storey dwellings, garage, parking and associated estate roads. As amended by plans received with letter dated 15.09.1993"
- 5 12/02871/HOUSE Planning permission granted for "The erection of a garage at side and conversion of the existing integral garage into a living room."

Policies

- 6 Allocations and Development Management (ADMP)
 - EN1 Design Principles

- EN2 Amenity Protection
- T2 Vehicle Parking

7 Core Strategy (CS)

- SP1 Design of New Development and Conservation

8 Other

National Planning Policy Framework (NPPF)

Sevenoaks Residential Extensions Supplementary Planning Document (SPD)

Constraints

9 Area of Archaeological Potential

Consultations

Hextable Parish Council

- 10 Strongly object - “The red line on the application is not in the right place it goes over highway verge (land registry site plan attached showing actual red line of property). New garage will require access across the public footpath and relocation of the ornamental lamppost - application states no altered vehicular access will be required. This application will alter the street scene - covenants on properties require no change to street scene”
- 11 A revised plan was submitted by the applicants together with the details of the notice served to Kent County Council under Certificate B of the planning application forms. The revised plan and certificate indicated the correct site boundary and confirmed that notice has been served on Kent County Council Highways informing them of the application.
- 12 Re-consultation was undertaken with the Parish Council on 20 September. No comments have been received following the re-consultation to date. Any further comments received will be reported in the Late Observations papers at the committee meeting.

Representations

- 13 Four letters of objection were received relating to the following issues:
- The application includes part of the grass verge, which is not in the applicant’s ownership.
 - The proposal would have a detrimental effect on the appearance and character of the close, building lines, spacing and landscaping.

- The height of the garage roof extension would be higher than the first floor of the existing.
- The barn hip and gabled roof would not be in keeping with the surrounding area.
- Erosion of landscaping, e.g. mature bushes, which accommodate wildlife and two trees.
- The proposal would extend on to the grass verge, which would have an effect on parking availability and highway safety.
- The loss of the curved brick wall and boundary treatment would have an effect on the street scene.
- Breach of restrictive covenants.
- Concern that the proposed garage would be converted into living accommodation, similar to previous applications.
- Loss of feature lamppost, which would need repositioning.
- The width of the garage would be wider than the standard width of a parking space.
- Creation of vehicular access would require the removal of soil due to an undulating gradient leading to the grass verge.
- Noise and disruption caused by works.

Chief Planning Officer's Appraisal

14 The main issues for consideration are:

- Impact on the character of the area
- Impact on residential amenity
- Ecology, tree and landscaping
- Parking and Highways impact

Impact on the character of the area

15 Single storey side garage with barn hip and gabled roof

16 The proposed side garage would be set back from the front elevation of the existing property by approximately 2.8m and would have a width of 3.5m and a total height of 4.9m. The barn hip roof of the proposed garage would be lower than the roof of the main dwelling and would have a similar pitch.

17 Neighbours have raised concern over the fact that the roof would be higher than the first floor of the existing property and that the roof would not be in keeping with the surrounding area. However, the proposed roof design would match that of the main dwelling and the height and pitch of the roof is a key feature of properties located within Squires Field. For example, properties such as no. 2, 3, 4 and 6 Squires Field all have garage roofs that are higher than the first floor.

- 18 The materials used in the construction of the garage would match the existing, which can be secured by a planning condition. Taking the above into consideration, the proposed garage would be a modest addition and would be in harmony with the character of the existing property.
- 19 The proposed garage would not have a detrimental impact on the wider street scene or the character of the surrounding area. Properties within Squires Field follow a regular design and integral garages are a common feature. The proposed side garage would be similar in design to the side garages of the neighbouring property, 2 Squires Field. As such, the proposed garage would create some symmetry between the two properties upon entering Squires Field and would reflect the existing character and appearance of neighbouring properties.
- 20 The proposed garage would project off the side elevation of the property by approximately 3.5m and this would project forward of the existing established building line along Squires Field towards the east. Whilst this would alter the appearance of the street scene at this point along Squires Field, the garage is a subservient addition to the host dwelling, it is not of an excessive height, scale or bulk and would still retain some gaps towards the boundary of the site. As such, the proposal would be in keeping within the surrounding area and prevailing pattern of development within the street scene. Furthermore, the proposed garage would be set back from the front elevation of the property by approximately 2.8 metres and therefore would not appear obtrusive or prominent within the street scene.
- 21 The proposed garage would only exceed the existing brick wall situated to the side of the property by approximately 2 metres on the front elevation and 0.5 metres on the side elevation. Concern has been raised over the loss of the curved brick wall and how its loss would have an effect on the street scene. However, the curved brick wall is not historic nor protected and is not considered significant to the character of the close. The walls adjacent to the curved wall, situated near the Main Road at the entrance to Squires Field, contribute more to the character of the close and are more prominent. This reduces the significance of the curved wall within the street scene and the subsequent impact of the proposals on the character of the close.
- 22 As stated in the previous application 12/02871/HOUSE, 1 Squires Field can also be considered visually separate from the rest of the close because the property faces the Main Road, not Squires Field. As such, I do not consider 1 Squires Field to contribute strongly to the overall character and appearance of the close and therefore the proposal is not considered to have a detrimental impact.
- 23 Overall, the proposed garage would comply with Policy EN1 and the Sevenoaks Residential Extensions Supplementary Planning Guidance as it would fit unobtrusively with the building, surrounding street scene, garden space and character and appearance of the area.

- 24 Replacement of roof over existing side extension with barn hip and small gabled roof
- 25 The proposed barn hip roof would have a total height of approximately 4.92 metres in line with the roof of the proposed garage. The Residential Extensions SPD states that altering the eaves height or the pitch of a roof can have a significant impact on the dwelling or street scene and should be avoided. However, the proposed roof would be lower than the roof of the main dwelling and would be in harmony with the roof of the main dwelling and the proposed garage. As stated previously, the height of the roof, which would exceed the first floor of the property concerned, would be in keeping with surrounding properties due to its roof design and symmetrical appearance when viewed within the context of the existing street scene and host dwelling. Therefore, the proposed barn hip roof of the existing extension would not have a detrimental impact on the character of the dwelling or the surrounding area.
- 26 The roof would be visible within the street scene. However, because it would be in keeping with the rest of the property, it would not have a significant impact, nor appear unduly prominent within the street scene. The scale and form of the roof alterations are subservient to the host dwelling and are not considered harmful to the character or appearance of the area.
- 27 The replacement roof over the existing side extension therefore complies with Policy EN1 and the Sevenoaks Residential Extensions Supplementary Planning Guidance.

Impact on residential amenity

- 28 The proposals would not have a detrimental impact on neighbouring properties in regards to outlook and privacy. This is because neither of the immediate neighbouring properties located to the side, front and rear (such as 55 Main Road, 2 Squires Field, 3 Squires Field and 4 Squires Field) look directly at the property concerned and would not look out onto the proposed garage or the new roof. In a similar fashion, there would be no windows located on the proposed garage. Therefore, there would be no loss of privacy for any neighbouring properties.
- 29 Within the Sevenoaks Residential Extension SPD, a 45 degree test is conducted in order to assess a loss of light to neighbouring properties. The 45 degree test was carried out and the proposals would not result in a loss of light for any neighbouring property.
- 30 The proposals therefore comply with Policy EN2.

Impact on ecology, trees and landscaping

- 31 The application site has established landscaping in the form of hedging around the curved brick walls. Neighbouring properties have highlighted that the existing hedging provides a nesting habitat for birds and forms part of the landscaping scheme of Squires Field. Although not on the block plan there is also a tree situated close to where the proposed garage would sit, which may have to be removed as a result of the works. Large areas of the application site to the front and side elevations would remain as existing. This includes a mixture of hard and soft landscaping and boundary planting.
- 32 The applicant has confirmed that the hedging would be retained and the trees would be removed. There is no evidence to suggest that the hedges and trees have a strong ecological value. Therefore, the removal of such vegetation would not appear to have a significant ecological impact. However, an informative would be included upon any grant of permission to remind the applicant that:
- “Under the Wildlife and Countryside Act 1981, it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent does not provide a defence against prosecution under this Act.”
- 33 Taking the above into consideration it is not considered that this proposal would have any significant adverse impacts upon ecology, trees or landscaping.

Impact on parking and highways

- 34 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 states that dwellings in this location with 4+ bedrooms require 2 parking spaces. There is already adequate parking at the site in the form of a driveway and the proposed garage would provide an additional parking space. As such, the proposals comply with Policy T2 of the ADMP.
- 35 Vehicular access would be required to gain access to the proposed garage. This would be located on the grass verge owned by KCC Highways. The applicant has served notice on KCC highways and has completed certificate B in their application form. The applicant would also require separate permission from KCC Highways in order to create vehicular access to the garage. However, such permission is not a prerequisite for approving this application.
- 36 Neighbours have raised concern over the fact that the proposals and creation of vehicular access would prevent parking on the highway near the

property concerned. However, ample opportunities for on street parking would continue to exist within the close.

Other issues

Area of Archaeological Potential

- 37 The site is situated within an Area of Archaeological Potential. Since there is already built form on the site the development and works associated with the proposals, such as the removal of soil, are not considered to have a significant impact.

Boundary lines

- 38 The Parish Council and neighbours have stated that the red line on the block plans incorrectly goes across a grass verge and the new garage would require access across a public footpath. The applicant has submitted amended plans showing the correct boundary lines and has served notice on KCC highways and completed certificate B.

Use of the proposed garage

- 39 Neighbours have raised the concern that should planning permission be granted, the proposed garage would likely be converted into habitable accommodation. This is because a previous garage at the site has been converted and the width of the proposed garage would be wider than the standard width of a parking space. The Council cannot speculate on the future uses of the garage and can only take into account the use of the garage shown in the application plans when determining the planning application.
- 40 The application plans demonstrate that the proposed garage would not contain the facilities required for independent use and would have a garage door on the front elevation and a normal door on the rear elevation. As such, the garage would be considered ancillary to the main dwelling and would not be used for habitable accommodation.

Loss of feature lamppost

- 41 Hextable Parish Council and neighbouring properties have both highlighted that there is a feature lamppost situated on the grass verge that would need to be moved for the creation of access to the garage. However, the applicant has confirmed that the lamppost would not need to be removed or repositioned as a result of the development.

Covenants

- 42 There have been objections to the application based on restrictive covenants, which were created by the developers of Squires Field. These covenants require no change to the street scene. However, covenants are a private legal matter and are not a material planning consideration. Therefore, the application could be approved despite these restrictions.

Noise and disruption

- 43 Should permission be granted, there are concerns over noise and disruption during the construction process. However, any disturbance would be limited to the construction process only and Environmental Health have their own legislation to assist in enforcing against these issues.

Removal of soil due to gradient

- 44 Neighbours have raised concern over the fact that in order to build the garage, soil would need to be removed to level the ground. However, the existing gradient is not significant. As such, the removal of soil is not considered to have a detrimental impact.

Community Infrastructure Levy (CIL)

- 45 This proposal is not CIL liable.

Conclusion

- 46 The proposals comply with policies EN1, EN2 and T2 of the ADMP.

- 47 It is therefore recommended that this application is granted.

Background Papers

Site and block plan

Contact Officer: Hayley Nixon Contact: 01732 227000

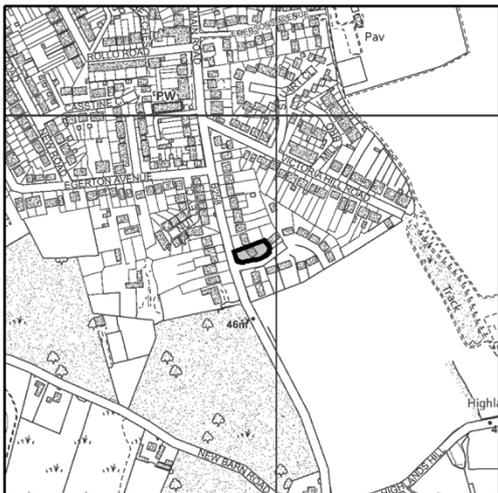
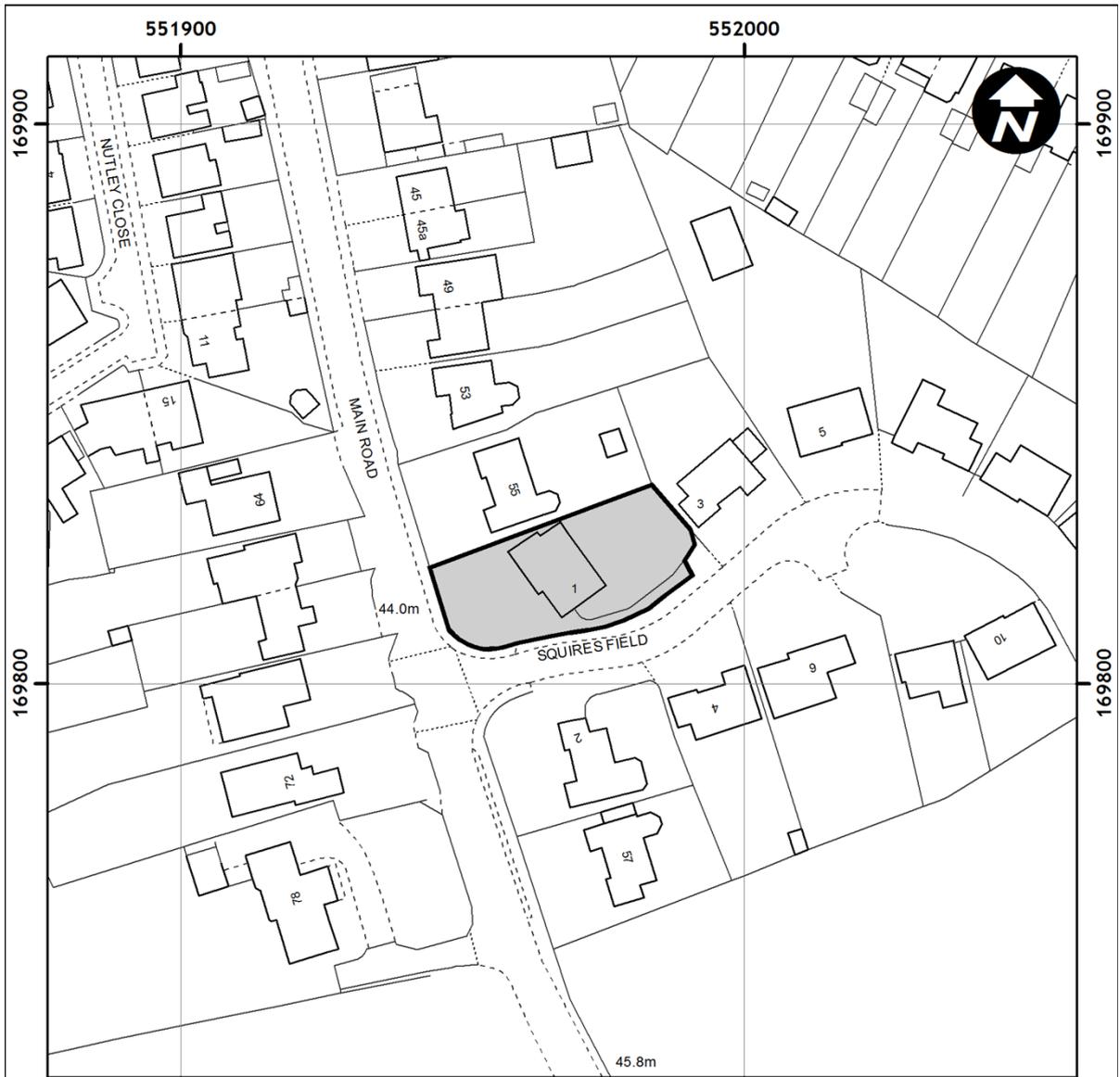
Richard Morris
Chief Officer Planning & Regulatory Services

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PX09KRBKJC900>



Site Plan

Scale 1:1,250

Date 17/10/2019



© Crown copyright and database rights 2019
Ordnance Survey 100019428.

BLOCK PLAN

