

4.5 19/03320/DETAIL Date expired 22 January 2020

Proposal: Details pursuant to condition 3 (external finishes) subject to 19/02078/HOUSE

Location: 7 High Street, Shoreham, KENT TN14 7TB

Ward(s): Otford & Shoreham

Item for decision

This application is referred to the Development Control Committee for a decision as the applicant was a member of staff at Sevenoaks District Council at the time when the application was submitted.

RECOMMENDATION: That planning permission be GRANTED

Description of site

- 1 The application site comprises of a modern detached single storey dwelling with living accommodation within the roof space located on Shoreham High Street.

Description of proposal

- 2 This application is seeking to approve details reserved by condition under planning permission 19/02078/HOUSE.
- 3 The original planning permission was granted by the Development Control Committee on 14 November 2019. Permission was granted for a two storey side extension, single storey rear extension, re-roofing, new dormers and steps to the front of the dwelling.
- 4 Condition 3 was attached to the permission stating that:

“Notwithstanding the details provided within the approved plans and revised design and access statement, no work shall be undertaken above the damp proof course prior to further details of the proposed external finishes being submitted to and approved by the local planning authority. The details must include the proposed materials in the construction of the external walls. The development shall be carried out in accordance with the approved details.

Reason: To ensure that the appearance of the development enhances the character and appearance of the Conservation Area as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan.”

Relevant Planning History

- 5 19/02078/HOUSE- Planning permission granted by the Development Control Committee for works described as: “Proposed demolition existing garage, proposed ground floor rear extension with rooflight, proposed ground and first floor side extension, proposed new roof, new dormer at the rear along with increase of size and shape of dormers, rooflight at front and new steps of the front of the dwelling.” Granted 19.11.2019

Policies

- 6 National Planning Policy Framework (NPPF)

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 advises that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless there are specific policies in the NPPF that indicate that development should be restricted. This applies to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

- 7 Core Strategy (CS)

- SP1 Design of New Development and Conservation

- 8 Allocations and Development Management Plan (ADMP)

- EN1 Design Principles
- EN4 Heritage Assets
- EN5 Landscape

- 9 Other:

- Sevenoaks Residential Extensions SPD
- Shoreham Conservation Area Appraisal
- Sevenoaks Countryside Character Assessment
- Kent Downs AONB Management Plan
- Kent Downs AONB Landscape Design Handbook

Constraints

- 10 The Following Constraints Apply

- Shoreham Conservation Area
- Kent Downs Area of Outstanding Natural Beauty
- Area of Archaeological Potential

- Biodiversity Opportunity Area
- Tree Preservation Orders

Consultations

- 11 SDC Ward Members: SDC Ward Members were formally consulted on the application at their request. No objections have been received.

Representations

- 12 No representations were received.

Chief Planning Officer's appraisal

- 13 Consideration of the proposed external materials
- 14 The reason the condition was attached was to secure the high quality of the external finishes and to ensure that the external appearance of the dwelling would conserve the character and appearance of the Shoreham Conservation Area as supported by Policy EN4 of the Sevenoaks and Allocations and Development Management Plan.
- 15 Concerns were raised for the proposed external cladding of the original planning permission, which proposed neutral timber weatherboard cladding to all external walls. It was noted that there were no other examples of such cladding in the area. As such it was considered appropriate to request further details of proposed external facing materials to ensure the materials would preserve the character and appearance of the Conservation Area.
- 16 In support of the application the applicant has provided details of the following:
- Cladding of the proposed external walls (white weatherboard timber and clay tiles to the dormers)
 - Roof tiles (clay)
 - Windows and doors (timber)
- 17 A high level of detail has been provided with regard to the specification, finishing and fixing details of the proposed cladding and other materials. The roof tiles and replacement of the existing plastic windows and doors for timber were considered appropriate and acceptable as part of the original application and are therefore considered acceptable in this case.
- 18 The primary issue to be considered here is whether the proposed cladding to the external walls would now be considered acceptable with regard to Policy EN4.
- 19 Weatherboarding
- The proposed horizontal weatherboarding would now be white in appearance. The cladding would be feather-edge pressure treated softwood

and finished in Bedec Barn paint with a white satin finish. The applicant has provided examples of other properties in the area which have the same or similar finishes. This also includes an immediate neighbour of the property.

- 20 Part II of the Shoreham Conservation Area Appraisal identifies traditional Kentish vernacular of limited palette and locally sourced materials as the prevailing character of the Conservation Area which reinforces its distinctiveness. Part III of the Conservation Area Appraisal, which sets out the design guidance, recognises the contribution and prevalence of timber weather boarding which traditionally has a white or cream finish.
- 21 The proposed weatherboarding would therefore reflect the existing character of the Conservation Area, would be of a high quality traditional appearance expected for a dwelling within this setting and would accord with the guidance set out within the Shoreham Conservation Area Appraisal.
- 22 The weatherboarding would therefore preserve the character of the Conservation Area and, by replacing a modern brick finish, would secure an enhancement to it, in accordance with Policy EN4 of the ADMP and requirements of the NPPF.
- 23 Hung tiling

The dormers and upper part of the gable are proposed to be clad in natural clay tiles with a weathered finish. The tiles would be vertically hung with a Winchester cut, a traditional finish which is also used elsewhere within the Conservation Area. The applicant has also provided examples of other properties within the area with the same or similar materials and detailing.
- 24 Clay tiles are a traditional material common in the area and are noted as part of the Shoreham Conservation Area Appraisal and accompanying design guidance as a traditional feature of Kentish architecture. The tiles would therefore be considered appropriate for the setting of the Conservation Area, would integrate well reflecting the existing character and architectural detailing of neighbouring properties in accordance with EN4.
- 25 Overall the proposed external materials would reflect the existing character of the area and would result in an improved appearance to the existing external finishes thereby both conserving and enhancing the Shoreham Conservation Area. The scheme remains compliant with regard to Policy EN4.

Other issues and policies

- 26 Details of the materials were requested in order to demonstrate compliance with policy EN4. However other policies apply to the original application and these will be addressed here:
- 27 Policy EN1 - Design and impact to the character of the area
- 28 The materials would be reflective of, and in keeping with, the existing architectural character of the area. The materials would also result in an improvement to the external appearance of the existing dwelling which is

encouraged within SPD design guidance. The details would remain compliant with EN1.

29 Policy EN5 - Impact to the AONB

30 The materials would comprise of the local Kentish vernacular and would be in keeping with the local rural village setting. The Kent Downs AONB Management Plan and AONB Design Handbook state that in new development materials sympathetic to the locality should be used and imitation materials, such as UPVC and concrete tiles, should be avoided. For this part of the AONB appropriate materials include timber weatherboarding and clay hung tiling.

31 The materials would therefore accord with AONB design guidance and, by replacing the existing 1960s face brickwork with materials of the local vernacular, would secure an enhancement to the AONB's appearance in full accordance with Policy EN5 and the requirements of the Countryside and Rights of Way Act 2000.

Community Infrastructure Levy (CIL)

32 This application is not CIL liable.

Conclusion

33 In light of the above considerations the proposed external materials to be used would both conserve and enhance the appearance of the Shoreham Conservation Area in accordance with Policy EN4 of the ADMP. The details would remain compliant with all other relevant planning policy.

It is therefore recommended that the details are approved and condition 3 discharged.

Background papers

Proposed Plans and Elevations

Contact Officer(s):

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Richard Morris
Chief Planning Officer

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=Q1N0E3BKJZD00>

BLOCK PLAN

