

4.1 19/03581/HOUSE Date expired 6 March 2020

Proposal: Part one part two-storey side and rear extension.

Location: 12 Bullfinch Close, Sevenoaks, KENT TN13 2BB

Ward(s): Brasted, Chevening And Sundridge

Item for decision

This application has been called to Committee by Councillor London due to overdevelopment, loss of light and overlooking neighbours.

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 building 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: 2019/38(6)-01

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

- 4) The first floor window, in the eastern flank elevation of the two storey side extension, shall be obscure glazed and fixed shut below a height of 1.7m measured above internal floor level and shall be maintained as such thereafter.

To safeguard the privacy of residents as supported by 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 site comprises of a two storey semi-detached dwelling located within the urban confines of Sevenoaks. The dwelling is set back from the square to the west of Bullfinch Close with neighbouring properties situated to the front, side and rear of the dwelling.
- 2 Bullfinch Close is primarily residential in character and is identified in the Sevenoaks Residential Character Assessment as recently being redeveloped.

Description of proposal

- 3 The applicant has proposed a part one part two storey side and rear extension.
- 4 The two storey side extension would have a depth equal to that of the main house with a small front projection at ground floor level and a rear projection to match the depth of the proposed single storey rear extension.
- 5 The single storey rear extension would be modest in depth and would span the width of the existing house.

Relevant planning history

- 6 00/01801/FUL 26 No. two storey houses - GRANTED.

Policies

- 7 National Planning Policy Framework (NPPF)
- 8 Core Strategy (CS)
 - LO1 Distribution of Development
 - LO7 Development in Rural Settlements
 - SP1 Design of New Development and Conservation
- 9 Allocations and Development Management Plan (ADMP)
 - SC1 Presumption in Favour of Sustainable Development
 - EN1 Design Principles
 - EN2 Amenity Protection
 - EN4 Heritage Assets

10 Other:

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

Constraints

11 The site lies within the following constraints:

- Built urban confines of Sevenoaks
- Area of Archaeological Potential

Consultations

12 Chevening Parish Council - "Objection. Over bearing nature of proposal. Loss of light to neighbours. Overlooking/loss of privacy for neighbours."

Representations

13 Two letters of objection have been received relating to the following issues:

- Loss of light
- Noise and traffic caused by building/internal work

Chief Planning Officer's appraisal

14 The main planning considerations are:

- Impact on the street scene
- Impact on neighbouring amenity
- Area of Archaeological Potential

Impact on the character of the area

15 The proposed two-storey side extension would project off the side elevation of the original dwelling by 3.3 metres and would project off the front elevation by 0.9 metres. The side extension would have a depth of approximately 9 metres to the rear elevation and would include a garage door on the front elevation. The part single, part two-storey rear extension would extend beyond the rear elevation of the original dwelling by approximately 2.4 metres.

16 The materials used in the construction of the development would match those of the original dwelling. For example, the external walls would be constructed of red facing bricks and yellow detailing bricks and the roof tiles would be red. The windows and doors of the extension would also be UPVC. The use of matching materials would help to integrate the

development into the existing dwelling and, therefore, would not harm its character.

- 17 With regards to the impact of the development on the character of the area, Bullfinch Close is characterised in the Sevenoaks Residential Character Assessment, as an area of several pairs of dwellings which are set around a grassed square. The dwellings are of a symmetrical design and are characterised by brick and render. Furthermore, the dwellings are set back from the road with a regular building line, which creates a uniform appearance. The close has no garages and parking is found around the green and on individual driveways.
- 18 The application property, along with 3, 4 and 11 Bullfinch Close, was not built as part of the original 1950s development, but in the early 2000s and is consequently of a different form and architectural design to the rest of the properties in the close. For example, the property is constructed of red and yellow brick with red roof tiles as opposed to brick and render. The property is also set further back from the road than the rest of the properties within the close. As such, the property is considered visually separate from the properties built in the 1950s and therefore does not contribute to the overall character of the street scene. The property instead bears similarities to the 1990s development of Bullfinch Close situated to the rear of 12 Bullfinch Close.
- 19 In light of the above, the development is not considered to have a harmful impact on the character of the surrounding area. The symmetry between 11 Bullfinch Close and 12 Bullfinch Close would be retained as the two storey side extension would maintain the rectangular appearance of the properties when viewed from the street. The side extension would also be set back from the road and, when viewed from the entrance to the close, would be concealed by 13 Bullfinch Close, which sits further forward. As a result, the two-storey side extension would not have an overbearing appearance within the street scene.
- 20 Additionally, the part single, part-two storey rear extension would not be visible within the street scene. Therefore, it would not have an impact on the character of the area.
- 21 It is also important to note that the 1950s development of Bullfinch Close has been subject to redevelopment in recent years and that there have been applications for alterations and extensions to properties within the close. This has altered the unitary appearance of the close. For example, 10 Bullfinch Close has recently been granted permission for a front, side and rear extension, which would alter the rectangular appearance of the property. As such, a precedent has already been set within the close and the development proposed under this application would not cause further harm to the character of the area beyond that which already exists.
- 22 Finally, the property would retain a gap to the eastern boundary of the site and generous spacing to both the front and rear boundaries of the site. It is therefore the case that the development would not result in an overdevelopment of the site.

- 23 Overall, the development would preserve the character and appearance of the area in accordance with the NPPF and policies SP1 of the Core Strategy and EN1 of the ADMP.

Impact on neighbouring amenity

Light

- 24 Both the Parish Council and neighbouring properties 11 Bullfinch Dene and 13 Bullfinch Dene have raised concern over loss of light.
- 25 The Sevenoaks Residential Extensions SPD seeks to ensure that a significant loss of daylight should not occur and the 45 degree test is used, whereby a significant loss of light would only occur if the proposal fails in both plan and elevation. In terms of the loss of sunlight, the Residential Extensions SPD seeks to ensure that the proposed will not result in the cutting out of sunlight for a significant part of the day to habitable rooms in neighbouring properties or private amenity space.

11 Bullfinch Close

- 26 The proposed rear extension fails the 45 degree test on its plan, but passes on elevation, therefore the proposal will not result in a significant loss of daylight to this neighbouring property.
- 27 In terms of sunlight, the proposed extension is sited to the north and east of 11 Bullfinch Close and will not result in any loss of sunlight to the neighbouring habitable windows given its orientation. The proposal will have a very marginal impact upon the sunlight on the neighbour's private amenity space at the very beginning of the day, which does not result in loss of sunlight for a significant part of the day.

13 Bullfinch Close

- 28 The proposed rear extension fails the 45 degree test on its plan, but passes on elevation, therefore the proposal will not result in a significant loss of daylight to this neighbouring property.
- 29 In terms of sunlight, the proposed extension is sited to the northwest 13 Bullfinch Close and will not result in any loss of sunlight to the neighbouring habitable windows.
- 30 Overall, the potential loss of background daylight or sunlight caused by the development would not result in inadequate living conditions to the neighbouring properties.

Privacy

- 31 There are no proposed windows situated on the side elevation of the rear extension, which would look directly onto the adjoining property 11 Bullfinch Close.
- 32 The proposal does include a first floor bathroom window in the side elevation facing towards 13 Bullfinch Close, which with views into the private amenity area of this neighbouring property. However this window is

marked to be obscure glazed, which can be conditioned to be obscure glazed and non-openable to ensure the privacy of the 13 Bullfinch Close is protected.

33 The proposed windows in the front and rear elevations will not result in any loss of privacy, as there are already windows in these elevations.

34 Therefore the proposal will not result in loss of privacy to the neighbouring properties.

Visual Intrusion and outlook

35 The proposal will not result in visual intrusion or loss of outlook from the neighbouring properties, as the normal outlook from their main windows will not be significantly changed. None of the main windows located on the properties 11 Bullfinch Dene and 13 Bullfinch Dene would look directly onto the extensions.

36 It is important to note that, as per the Residential Extensions SPD, the planning process cannot protect a view from a private property.

37 Overall, the development would safeguard the amenities of existing and future occupants of nearby properties and would provide adequate residential amenities for existing and future occupiers of 12 Bullfinch Close in compliance with the NPPF and policy EN2 of the ADMP.

Area of Archaeological Potential

38 The property is situated in an Area of Archaeological Potential. However, since the ground has already been previously disturbed, the modest extensions to the house would not cause harm to the Area of Archaeological Potential.

Other issues

Noise and disturbance

39 One neighbouring property has raised concern over noise and disturbance caused by building/internal work and traffic associated with the development. Any disturbance caused by the development would be limited to the construction process and therefore would not have a prolonged impact.

40 There is separate Environmental Health legislation that deals with noise and disturbance.

Community Infrastructure Levy (CIL)

41 The proposal is not CIL liable.

Conclusion

42 The proposed part one part two storey side and rear extension would be an acceptable form of development because it would not have a detrimental impact on the character on the original property or the surrounding area.

Furthermore, it would not have a harmful impact on neighbouring amenity.
As a result, the proposal complies with our policies.

43 It is therefore recommended that this application be APPROVED.

Background papers

Site and block plan

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Contact: 01732 227000

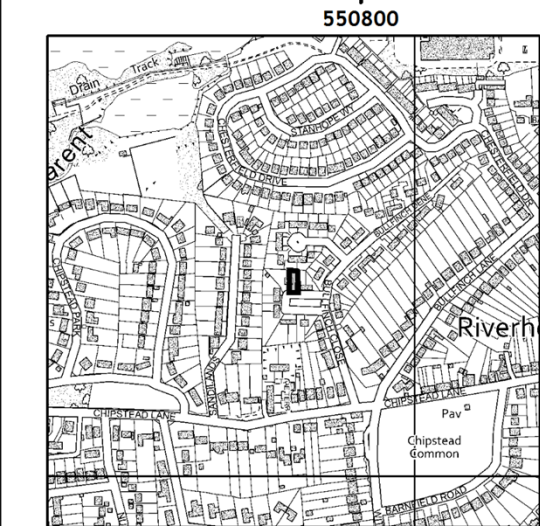
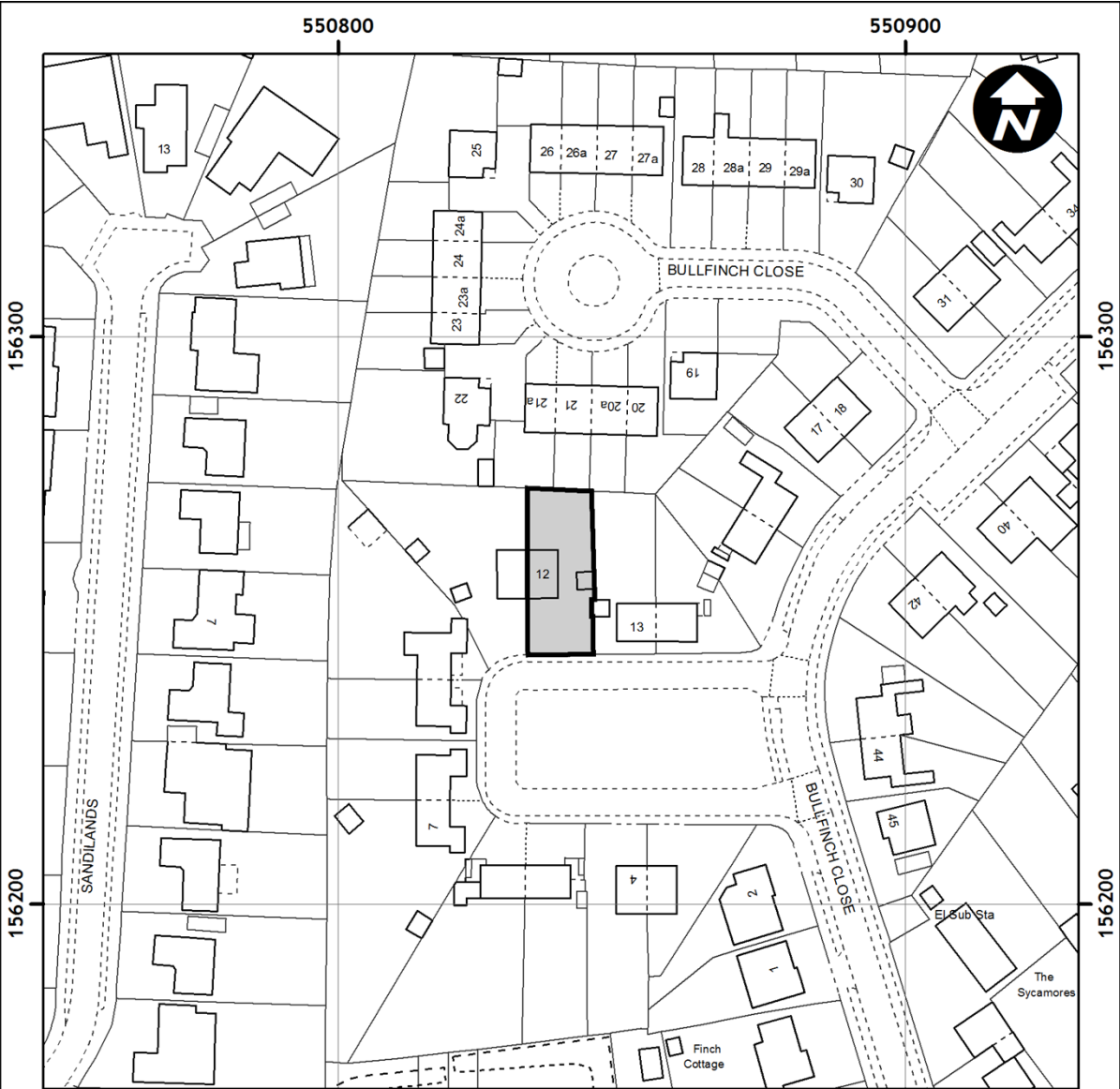
Richard Morris
Chief Planning Officer

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=Q3DAV4BK0RX00>



Site Plan

Scale 1:1,250

Date 20/02/2020



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Ordnance Survey 100019428.

BLOCK PLAN

