

4.2 20/00520/FUL Revised expiry date 26 May 2020

Proposal: Proposed infill extension to provide 2 no. additional sheltered flats at Portland Place with associated parking.

Location: Portland Place, Park Drive, Longfield Kent DA3 7RW

Ward(s): Hartley & Hodsoll Street

Item for decision

The application was referred to Development Control Committee by Councillor Cole and Councillor Abraham due to concerns that the proposals may adversely affect the amenities of neighbouring occupiers contrary to Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

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 and details: DHA/14060-01, DHA/14060/10A, DHA/14060/11A, DHA/14060/12A, DHA/14060/13A, DHA/14060/014A, DHA/14060/15A, DHA/14060/17A.

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

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light of our statutory policies in our development plan as set out in the officer's report.

Description of Site

- 1 The application site comprises residential flats in use as sheltered housing. The application site is located within the parish of Hartley.

Description of Proposal

- 2 Proposed infill extension to provide 2no. additional sheltered flats at Portland Place with associated parking.

Planning History

- 3 91/01332/HIST - New residential development of 24 dwellings with new vehicular access and alteration of existing vehicular and pedestrian access as amended by revised drawings received 13.11.91, 20.12.91, 16.01.92 & 27.01.01 - GRANT - 10/03/1992

99/00891/FUL - 28 sheltered flats and 1 wardens flat - GRANT - 22/10/1999

13/02032/FUL - Redevelop existing garages and private station car park to form a 3 storey courtyard apartment building of 41 flats, provide 12 mews flats and extend existing buildings to provide 18 flats (total 71). Re-provide station parking (total 141 spaces) including the change of use of land and the provision of hard surfacing, add 70 new residential spaces, 42 resident spaces, landscaping and ancillary works - GRANT - 12/11/2013

19/03112/FUL - Erection of 2no. additional sheltered flats at Portland Place with associated parking and landscaping - WDN

Policies

- 4 National Planning Policy Framework

Paragraph 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 protects area or assets of particular importance provides a clear reason for refusing the development proposed, or

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- 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 (CS)

- L01 Distribution of Development
- SP1 Design of New Development and Conservation

6 Allocations and Development Management (ADMP)

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

Constraints

7 No relevant constraints

Consultations

8 Hartley Parish Council -

Objection- Hartley Parish Council objects to the above application due to the impact on the existing residents with the resulting reduction of light.

9 Dartford Borough Council-

The Borough Council would wish to raise no objection to the proposals.

10 Environmental Health-

Environmental protection has no adverse comments or objections with respect to this application.

Representations

11 We received two letters of objection relating to the following issues:

- Residential amenity concerns
- Loss of parking through construction
- Disruption to other residents
- Landscaping concerns

Chief Planning Officer's Appraisal

12 The main planning considerations are:

- Principle of Development
- Impact on the character of the area
- Impact on residential amenity

Principle of Development

13 The site lies within the built confines of Longfield. There is a focus on utilising previously developed land within the NPPF and Policies L01 and L07 of the Core Strategy state that new development should be focused within existing settlements with the potential to provide additional housing for the district in a sustainable location, whilst responding to the local characteristics of the area.

14 The proposal to erect two flats on this existing developed site within the urban area is considered acceptable in principle, subject to meeting the other material considerations set out below.

Design and Impact on the Character of the Area

15 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.

16 The proposal would be visible from Longfield Station and to some of the existing flats within this block, however would not be visible from Park Drive or to any properties within Bramble Close. The proposal would be well designed in terms of scale and proportions as it would integrate with the design and form of the existing building. Therefore, the character of the area would be preserved. It would not project beyond the existing footprint

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or building line of the existing and the proposed materials and windows would match and be proportionate to the existing design and be in keeping.

17 Therefore, the proposal complies with the relevant policies above.

Neighbouring Amenity

18 Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development.

19 There are neighbouring properties surrounding the proposal.

20 Looking at the proposal on the proposed north-east elevation, the neighbours located below the proposed flats and to the right would be minimally affected by the development. This is due to there being no neighbouring windows facing the proposal, no proposed windows facing these neighbours and the proposal not projecting beyond than the current building line.

21 Viewed from the proposed north-east elevation, the neighbouring properties located to the left of the proposal would be affected by the development as these neighbours would have windows facing the proposal.

22 In terms of privacy, as there would be no windows directly overlooking these neighbours there would only be a limited impact. This is due to the proposed window being high level which would therefore prevent overlooking of the neighbouring flat. Other north-facing windows are set further away from the neighbouring flat and any views would be at an oblique angle only. In the circumstances, the potential for overlooking would be very limited.

23 In terms of a potential of loss of light, this also would raise no concerns as the proposal would not project beyond the current building line or the neighbouring window. A Daylight and Sunlight Assessment has been submitted in support of the proposals and this confirms that loss of light to adjoining units would be limited and that the proposals would meet British Research Establishment Guidance. I am satisfied that because of the precise siting and orientation of the building, the proposed extension would not significantly impact the amount of light reaching the windows in the neighbouring unit. I would also add that in seeking to make the most efficient use of land by increasing density, paragraph 123 c) of the NPPF makes it clear that when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site. In any event, in this instance, I am satisfied that the proposals would have an acceptable impact on the amenities of the neighbouring occupiers in terms of light.

- 24 In relation to the outlook from these neighbouring windows, these would be affected to a degree, however, as the extension would not project beyond the windows, and the majority of the outlook to the north and north-west would be retained, I do not consider the proposals would appear unduly intrusive or overbearing.
- 25 Therefore, based on the above, the proposal would not result in detrimental harm to the residential amenity of any neighbouring properties and therefore complies with Policy EN2 of the ADMP.

Parking and Highways Impact

- 26 The proposed site plan indicates the addition of two independently assessable parking spaces. Policy T2 of the ADMP states that flats should have one space per unit. Therefore, the proposal complies with Policy T2 of the ADMP.

Other issues

- 27 A concern has been raised in relation to the potential impact on parking within the construction of the development. Due to the scale of the development, there are no significant concerns in relation to the construction on parking.

Community Infrastructure Levy (CIL)

- 28 This proposal is CIL liable and there is no application for an exemption.

Conclusion

- 29 The proposal complies with the relevant policies of the ADMP and the Core Strategy.
- 30 At this time, as the Council do not have a tested five year housing supply in the context of the NPPF the 'titled balance' in paragraph 11 is engaged. This means that there is a presumption in favour of granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of doing so, when assessed against the NPPF as a whole. There are no specific policies to indicate development should be restricted in this location. This 'titled balance' is a material consideration.
- 31 The proposed development would include the provision of an appropriate mix of new residential units in a sustainable town centre location that would contribute to the District's housing stock.

32 Overall it is considered that the proposals would be acceptable and to wholly accord with Development Plan policies.

Background Papers

Site and Block plans

Contact Officer(s) Louise Cane, Tel. 01732 227000

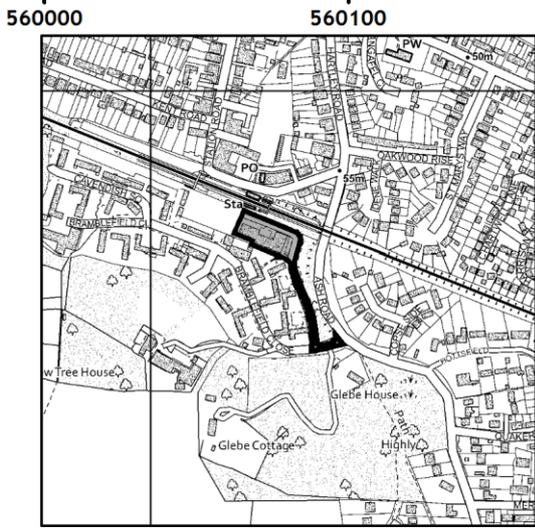
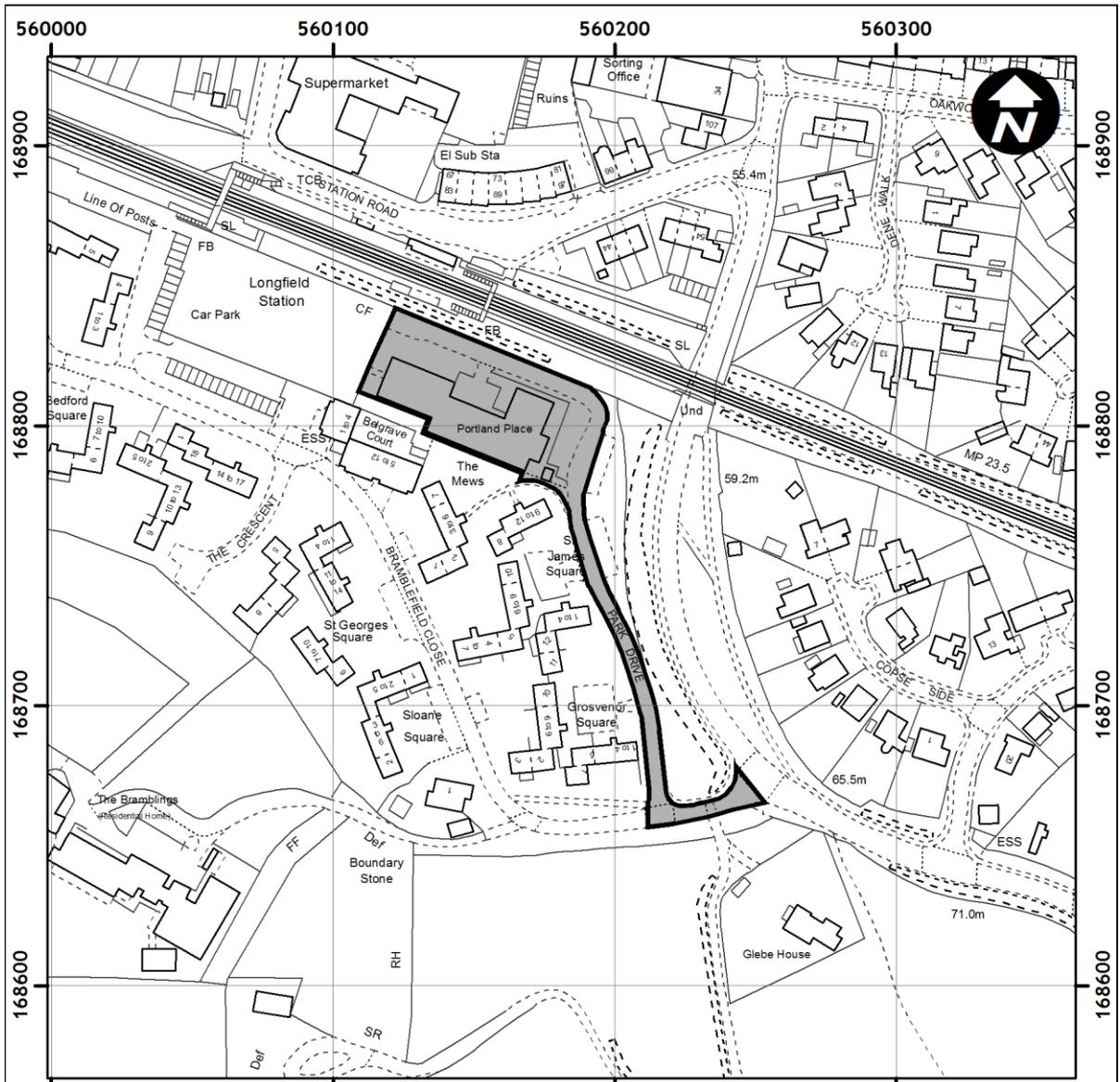
Richard Morris
Chief Planning Officer

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=Q67TOHBKK3G00>



Site Plan

Scale 1:2,500
Date 18/04/2020



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Ordnance Survey 100019428.

BLOCK PLAN

