

4.2 20/01339/HOUSE

Revised expiry date 21 August 2020

Proposal: To demolish the garage and single storey side and rear extensions and erect a two storey rear extension with a single storey side and rear extension with roof lights. Alterations to parking.

Location: Glenray, 2 Obelisk Wood, Chipstead Lane Sevenoaks
KENT TN13 2AL

Ward(s): Brasted, Chevening and Sundridge

Item for decision

The application was called to the Committee by Councillor London on the basis that the development would result in overshadowing and loss of light and overdevelopment of the site.

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: 20/1460/02A and site plan.

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

4) The ground floor and first floor windows on the west elevation of the property shall be fixed shut and obscure glazed at all times 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 semi-detached two storey property located along Chipstead Lane near the junction onto Sandilands. The property is set back from the road, separated by a grass verge, and is partially screened by hedging along the southern boundary of the site. There are neighbouring properties situated to the front and side of Glenray which comprise of a mixture of single storey and two-storey dwellings. The properties are individually designed with few repeats.

Description of proposal

- 2 To demolish the garage and single storey side and rear extensions and erect a two storey rear extension with a single storey side and rear extension with roof lights. Alterations to parking.

Relevant planning history

- 3 79/01553/HIST - Extension to rear of dwelling - GRANT 14/01/1980

Policies

- 4 National Planning Policy Framework (NPPF)
- 5 Core Strategy (CS)
 - SP1 Design of New Development and Conservation
- 6 Allocations and Development Management Plan (ADMP)
 - EN1 Design Principles
 - EN2 Amenity Protection
 - T2 Vehicle Parking
- 7 Other:
 - Sevenoaks Residential Extensions Supplementary Planning Document (SPD), Sevenoaks Residential Area Character Assessment

Constraints

- 8 No constraints

Consultations

- 9 Chevening Parish Council - "Object. Overshadowing and loss of light. Respect for existing building lines. Scale and form of the proposed development."

Representations

- 10 Three letters of objection have been received relating to the following issues:
- Loss of light
 - Privacy
 - Size of the extension
 - Outlook
 - Rain water, guttering and downpipes
 - Noise
 - Building lines

Chief Planning Officer's appraisal

- 11 The main planning considerations are:
- Impact on the character of the area
 - Impact on neighbouring amenity

Impact on the character of the area

- 12 The proposed development would include a two-storey rear extension, single storey side extension and a single storey rear extension. The two storey extension would extend beyond the rear elevation of the dwelling by approximately 4.5 metres and beyond the side elevation by 5.8 metres. The extension would have a pitched roof which would match the main roof of the existing dwelling.
- 13 The proposed single storey side extension would extend beyond the side elevation of the dwelling by approximately 5.8 metres, in line with the proposed two storey extension, and would also have a similar roof design to the existing property. Additionally, the single storey rear extension would extend beyond the rear elevation by approximately 5.5 metres and would be built flush with the two storey extension.
- 14 The materials used in the construction of the development would match those of the existing dwelling. For example, the external walls of the

extensions would be constructed of facing brick and white painted brickwork. The windows and doors would be UPVC and would also be of a similar size and proportion to those of the existing dwelling. The use of matching materials would help to integrate the extensions into the existing dwelling and would result in a cohesive design, which would not harm the character of the original dwelling.

- 15 The existing property is located to the east of Chipstead Lane near the junction onto Sandilands. The street scene consists of a number of detached and semi-detached dwellings which are enclosed behind, walls, hedges and fences on large plots. The majority of properties along Chipstead Lane are set back from the road on uneven building lines with the spacing between each property being irregular also. The properties are individually designed and therefore vary in terms of their design, scale, form and palette of materials.
- 16 The Sevenoaks Residential Character Assessment identifies Chipstead Lane as having a diluted character due to numerous alterations and extensions to existing properties as well as infill development.
- 17 The single storey side extension and two storey rear extension would be visible within the street scene. It is acknowledged that the extensions would be large additions which would add additional bulk to the dwelling and increase the overall size and width of the original property. However, the scale and form of the extensions would be seen in the context of properties in the street which are also large in size and exhibit similar alterations and extensions. Furthermore, the bulk of the proposed extensions would be contained to the rear with the extensions being set back from the front elevation of the existing property by approximately 3.2 metres. This would ensure that the visual primacy of the original dwelling is maintained along the front elevation and that the extensions do not appear unduly dominant when viewed within the street scene.
- 18 In addition, the extensions would be set back from the road by approximately 17 metres and set back from the western boundary of the site by 1 metre, in line with the guidance set out in the Residential Extensions SPD. It is therefore considered that the extensions would not have an overbearing appearance and would appear subordinate to the existing property when viewed from the street. Furthermore, the extensions would not have an adverse impact on the nature of space between properties within Chipstead Lane.
- 19 The extensions would go beyond the existing footprint of the property, however, this would not have a harmful impact on the character of the locality nor result in overdevelopment of the site as the large front and rear garden of the property would be maintained. Planning Policy does not specifically protect “building lines” instead it focuses on the character of the area and how a proposed development would impact on that character. The existing properties are not aligned in a uniform way in relation to the street. There is more similarity with the alignment of Glenray and its neighbours. This application does not propose any extensions forward of the elevation closest to the street, instead, the side extension would sit some

way behind this point. As such, the scale, form and siting of the extensions would not appear harmful when viewed in the context of their surroundings.

- 20 Whilst it is acknowledged that the proposed extensions would result in a loss of symmetry between Glenray and the adjoining property 1 Obelisk Wood, it is considered that, when viewed from the road, the extensions would maintain the uniform and rectangular appearance of both properties and would respect their overall design. This, together with the extensions being set back from the front elevation of the existing dwelling, would reduce the visual impact of the extensions against the pair of semi-detached dwellings in accordance with the guidance set out in the Residential Extensions SPD.
- 21 Notwithstanding the above, it is also noted that some semi-detached properties within the locality have already been extended and altered which has affected their symmetrical appearance. The neighbouring properties 41, 45 and 47 Chipstead Lane are all examples of this. There are also examples of other extensions in the immediate vicinity such as Ridgeway, located to the west of Glenray. Ridgeway has been remodelled from a bungalow into a two storey dwelling through the addition of a two storey front extension, first floor extension and single storey rear extension. Furthermore, 1 Obelisk Wood, located immediately to the east of Glenray, has also been extended and altered through the addition of a single storey side and rear extension. Therefore, the development proposed under this application would reflect the varied character of the area.
- 22 Additionally, the single storey rear extension would not be visible within the street scene. Therefore, it would not have a detrimental impact on the character of the area.
- 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 1 Obelisk Wood and Ridgeway have raised concern over loss of light caused by the proposed extensions.
- 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 line with BRE guidance. In terms of the loss of sunlight, the Residential Extensions SPD seeks to ensure that the proposed will not result the cutting out of sunlight for a significant part of the day to habitable rooms in neighbouring properties or private amenity space.
- 1 Obelisk Wood
- 26 The proposed two storey rear extension and single storey rear extension both failed the 45 degree test on their floor plan but passed on elevation in

relation to 1 Obelisk Wood. Therefore the extensions passed the test overall and would not result in a significant loss of daylight to this neighbouring property.

- 27 In terms of sunlight, the proposed extensions are sited to the northwest of 1 Obelisk Wood and will not result in any loss of sunlight to the neighbouring habitable windows given its orientation. The rear elevation of the neighbouring property faces north.
- 28 1 Obelisk Wood has an existing rear extension following a grant of planning permission in 2013, so that the property is in an 'L' shape at the rear. The adjoining room to Glenray at ground floor level was shown on the 2013 plans as a dining room. The room is dual aspect with windows at the front and rear. The rear projection (shown as a lounge on the 2013 plans) is also dual aspect. As those windows most affected are not the sole windows to those rooms, this adds weight to the conclusion above that there would not be a significant loss of daylight to those rooms.

Ridgeway

- 29 The proposed single storey side extension and two storey rear extension would be situated adjacent to Ridgeway. In this case, it is appropriate to carry out the 25 degree test as the windows on the eastern elevation of the neighbouring property would face the proposed extensions.
- 30 The two storey rear extension failed the 25 degree test because part of the extension would fall above the 25 degree line when measured from the centre of the ground floor side window of Ridgeway. However, this is a secondary window to a living room. The living room is served by two other windows located on the front elevation of the neighbouring property which are both south facing. Therefore, the overall living conditions of the neighbouring property would be preserved as the windows on the front elevation would continue to provide high levels of sunlight and daylight to this room.
- 31 The proposed two storey rear extension passed the 25 degree test in regards to the second floor window located on the eastern side elevation of Ridgeway. As such, there would be no loss of light to this window.
- 32 Overall, the potential loss of daylight or sunlight caused by the development would not result in inadequate living conditions to the neighbouring properties.

Privacy

1 Obelisk Wood

- 33 There would be no windows located on the side elevation of the single storey rear extension or two storey rear extension which would directly overlook the neighbouring property. The roof of the extension would contain roof lights however there would be no downward views towards 1 Obelisk Wood. As a result, the proposed development would not result in a loss of privacy for the neighbouring property.

Ridgeway

- 34 There would be two ground floor windows located on the side elevation of the single storey side extension and two storey rear extension facing Ridgeway. The windows would serve a bathroom and utility room and can be conditioned to be obscure glazed to ensure the privacy of Ridgeway is protected.
- 35 The two storey rear extension would also include one first floor window on the western side elevation, for the first floor landing. As there could be some downward views to the windows of the neighbouring property, a condition could be imposed to require obscure glazing to protect against any potential loss of privacy.
- 36 The neighbouring property does not contain any first floor windows on the eastern elevation facing Glenray but does contain one second floor window. This window would be unaffected by the proposed extensions.
- 37 It is noted that there would be ground floor and first floor windows located on the rear elevation of the two storey extension, however, these would not result in any further loss of privacy to Ridgeway as there are already windows in this elevation of the existing property. The direction of outlook from these windows would be towards the rear garden of the application site.

Visual intrusion

- 38 The proposed development would not result in visual intrusion nor would it have a harmful impact on the nature of outlook from the neighbouring properties situated to the side of Glenray. The normal outlook from the main windows of the neighbouring properties would not be significantly changed.

1 Obelisk Wood

- 39 The rear extension of the neighbouring property contains two side windows which would face the proposed rear extensions under this application. The side windows of the neighbouring property were conditioned to be obscure glazed and fixed shut at all times under 13/02573/HOUSE and therefore the proposed rear extensions would not be visible from these windows.
- 40 The neighbouring property has raised concern regarding the view from their rear dining room window of the single storey rear extension. However, the direction of outlook from this window is towards the neighbour's own rear garden, it does not directly face Glenray. An extension of the depth proposed could be built in a similar location, as permitted development.
- 41 Given that the extension would be single storey and that there is a boundary between the two properties which contains a 1.8 metre high close boarded fence, it is considered that the extension would not appear visually intrusive and would not significantly harm the view from this window. The proposed two storey rear extension would be approximately 2.2 metres from the side boundary with 1 Obelisk Wood.

Ridgeway

- 42 Views of the single storey side extension and two storey rear extension from the ground floor side windows of Ridgeway would be obscured by the existing fencing along the western boundary of the application site.
- 43 It is acknowledged that Ridgeway also contains one side window on the second floor. However, the only view from this window would be of the roof of the two storey extension and this is not considered to be harmful.
- 44 Notwithstanding the above, it is important to note that as per the Residential Extensions SPD the planning process cannot protect a view from a private property.
- 45 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 in compliance with the NPPF and Policy EN2 of the ADMP.

Other issues

- 46 Alterations to parking

The development includes alterations to the existing parking arrangements. The development would result in the loss of the garage however two parking spaces would remain on the existing driveway, in accordance with Policy T2.

- 47 Rain water, guttering and downpipes

One neighbouring property has raised concern that the roof slope of the single storey rear extension would result in rain water being directed to their property. This issue is not a planning matter and therefore cannot be taken into consideration when determining a planning application. Furthermore, they have raised that the guttering and downpipes should not overlap their land. The plans and elevations indicate that this part of the extension would be 250mm from the boundary line so that there would be no encroachment on neighbouring land and this gap would also allow for the provision of guttering.

- 48 Noise

One neighbouring property has also raised concern over potential noise caused by the use of the single storey rear extension as a play room.

Any disturbance caused by the development would be limited to the construction process and therefore would not have a prolonged impact. There is separate Environmental Health legislation to address issues regarding noise and disturbance.

Community Infrastructure Levy (CIL)

- 49 The proposal is not CIL liable.

Conclusion

50 The proposed two storey rear extension, single storey side extension and single storey rear extension would be an acceptable form of development. They would not have a detrimental impact on the character of the original property or the surrounding area. Furthermore, they would not have a harmful impact on neighbouring amenities. As a result, the development would comply with our policies.

51 It is therefore recommended that this application is APPROVED.

Background papers

Site and block plan

Contact Officer(s):

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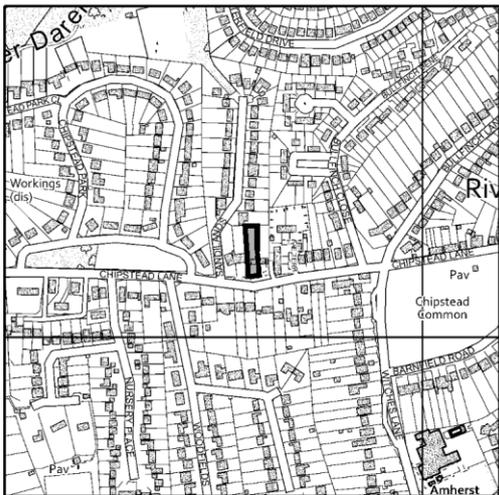
Richard Morris
Chief Planning Officer

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=QADQXXBKJIP00>



Site Plan

Scale 1:1,250

Date 29/07/2020



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Ordnance Survey 100019428.

BLOCK PLAN

