

4.2 20/02543/HOUSE Revised expiry date 18 December 2020

Proposal: Proposed roof conversion and rear roof alterations.

Location: 7 Wyndham Close, Leigh, KENT TN11 8RD

Ward(s): Leigh & Chiddingstone Causeway

Item for decision

The application has been called in to committee by Councillor Osborne-Jackson in order to allow consideration of the impact of the development upon the character of the area and neighbouring amenity.

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 development shall be those indicated on the approved plan 2020-07.

To ensure that the appearance of the development is in harmony with the existing character of the surrounding street scene as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) The window in the dormer on the proposed east facing elevation of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed, and shall thereafter be permanently retained as such.

To safeguard the privacy of residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

4) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 2020-01, 2020-02, 2020-03, 2020-06 and 2020-07.

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

Informatives

1) The applicant is advised that for the avoidance of doubt this decision does not purport to grant permission for the use of cladding to the garage, which should be subject to a separate application to be assessed on its own merits.

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 application site is located along the southern side of the cul-de-sac of Wyndham Close, within the urban confines of Leigh, and accommodates a singular detached bungalow (No.7).
- 2 Wyndham Close is characterised by similarly sized and designed detached bungalows, some of which contain roof alterations in the form of dormers to their roof slopes.

Description of proposal

- 3 Proposed roof conversion and rear roof alterations to incorporate a front gable including French windows and Juliette balcony, a dormer to the side elevation and a new pitched roof above the existing rear extension.

Relevant planning history

- 4 06/02143/FUL- Single storey rear extension & single front extension - GRANTED
- 5 05/01228/FUL - Extend existing garage forward 2m and change roof to slight pitch. Construct ensuite shower room and study behind garage - GRANTED
- 6 04/00362/FUL - Double garage - REFUSED

Policies

- 7 National Planning Policy Framework (NPPF)
- 8 Core Strategy (CS)
 - SP1 Design of New Development and Conservation

9 Allocations and Development Management Plan (ADMP)

- EN1 Design Principles
- EN2 Amenity Protection
- T2 Vehicle Parking

10 Other:

- Sevenoaks Residential Extensions Supplementary Planning Document (SPD)

Constraints

11 None

Consultations

12 Leigh Parish Council:

“Leigh Parish Council object to this application as the proposal will over-intensify the site and the development will be out of keeping with the other dwellings in Wyndham Close, the property is already much larger than the adjacent properties. The proposed new windows will overlook neighbours.”

Representations

13 No letters of objection have been received.

Chief Planning Officer’s appraisal

14 The main planning consideration are:

- Design and impact on the character of the area
- Impact on neighbouring amenity

Design - Impact on the character of the area

15 Policy EN1 of the ADMP and Policy SP1 of the Core Strategy 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 application proposes the development of a gabled roof to the principal elevation, a small dormer to the flank elevation and pitched roof alteration to the rear of the dwelling.

17 The gabled roof to be included on the principle elevation of the dwelling would extend the existing roofline out to sit almost flush in-line with the wall forming the front elevation of the existing dwelling. The gabled roof would retain the same eaves of the existing hipped roof of the dwelling, and would use the same pitch as the existing roof. Whilst the proposed gable is not a feature seen in Wyndham Close itself, it is a feature in the wider

locality. The roof would be no higher than the ridge to the existing building and would not significantly increase the bulk and massing of the existing bungalow, in-line with guidance on roof alterations as outlined within para 4.31 of the Residential Extensions SPD.

- 18 The dormer proposed on the eastern flank of the dwelling would be relatively small in terms of its overall size. The dormer would be set in-line with existing windows found on the eastern elevation of the original dwelling, below the existing ridge line and well above the eaves, so that in terms of scale it would sit comfortably within the existing roof form, in accordance with para 4.35 of the Residential Extensions SPD. The proposed dormer would have a slight wrap-around onto the rear roof elevation and whilst in terms of design it is considered slightly uncomfortable, because of its precise siting it would not be readily visible to public view.
- 19 The proposed pitched roof to the rear of the dwelling would be modest in scale and design, and appear subservient to the existing dwelling. Furthermore, with the pitched roof being located to the rear of the property it would not be publicly visible and therefore would be of negligible visual impact to the character of the area. It is noted that railway tracks run adjacent to the southern boundary of the property, however existing vegetation in the form of large trees separating the tracks from the southern boundary of the property would ensure that any passengers on trains going past would be unlikely to gain a clear view of the proposals.
- 20 I have no objection to the use of timber cladding to the main face of the front gable or the exterior of the dormer. In my view it would soften the appearance of the extensions whilst being compatible in appearance with the existing materials.
- 21 I do not consider the extensions proposed would fundamentally alter the scale of the dwelling, which would remain a bungalow, albeit with modest accommodation in the roof. The building would remain sited comfortably within its plot with no increase in footprint and sufficient parking already available to accommodate the proposals. Therefore, I do not consider the proposals would represent an overdevelopment of the site. The proposed dwelling would be given a slightly more modern appearance with the use of timber materials, but they would be entirely compatible with character of immediate area.
- 22 The bungalow is set back from the street and its overall height would not be increased. In the circumstances, I do not consider the proposals would appear unduly prominent within the street scene and they would preserve the character of the surrounding area. The proposal would be considered compliant with policy related to the design of development and as a result, the proposal would comply with Policies EN1 of the ADMP and SP1 of the Core Strategy.

Impact to neighbouring amenity

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

- 24 The neighbouring properties at No.6 Wyndham Close and No.1 Wyndham Avenue are those likely to be directly affected by the proposed development.
- 25 The proposed roof windows to serve the first floor would be set at high level to prevent overlooking.
- 26 The window to the east elevation dormer would serve a bathroom. Whilst this does face onto the side elevation of the neighbouring property, because of its location, it would face the flank roof to this property and would not allow direct overlooking of the neighbouring private amenity space of No.6 Wyndham Close.
- 27 To ensure this remains the case, I would recommend this window be the subject of a condition to require the use of obscure glazing, thereby preventing any additional overlooking and ensuring the amenity area of the adjacent neighbouring property is protected.
- 28 The proposed front gable window would face towards the road and would not result in significant overlooking of properties within the Close. Whilst there would be an outlook towards the rear of no.1 Wyndham Avenue, because of the separation distance, and particularly the precise siting and orientation of the properties relative to one another, any overlooking would be very oblique and the impact on the occupiers of this neighbouring property would therefore be very limited, in my view.
- 29 Because of the precise siting and relationship to neighbouring properties in terms of distance and adjacent windows, it is my view that there would not be any significant loss of light, which would be detrimental to the amenities presently enjoyed by the occupiers of the neighbouring properties.
- 30 It is considered that the proposed roof conversion and alterations of No.7 would not result in any significant harm to the amenity space of either neighbouring property. The proposal would therefore safeguard the outlook, privacy and light levels of adjacent dwellings, and complies Policy EN2 of the ADMP.

Parking

- 31 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 a house with 4 bedrooms or more in this rural location would require a minimum of 2 independently accessible spaces.
- 32 At present the property has off-street parking provision for 4 vehicles, 2 of which are available on the existing driveway and the other 2 as part of the existing garage. As such given the location of the property, it is considered that an additional bedroom to this property and the removal of one of the garage spaces would be unlikely to result in additional pressure for on-street parking spaces, and the 3 parking spaces that would remain as a result would meet policy requirements.

Community Infrastructure Levy (CIL)

33 This proposal is not CIL liable.

Conclusion

34 Upon considering this application as set out above, the development proposed, would not have a detrimental impact on the character and appearance of the area and would not have a significant impact on neighbouring amenity, nor on off-street parking availability.

35 It is therefore recommended that this application is GRANTED.

Background papers

Site and block plan

Contact Officer(s): Michael Clawson : 01732 227000

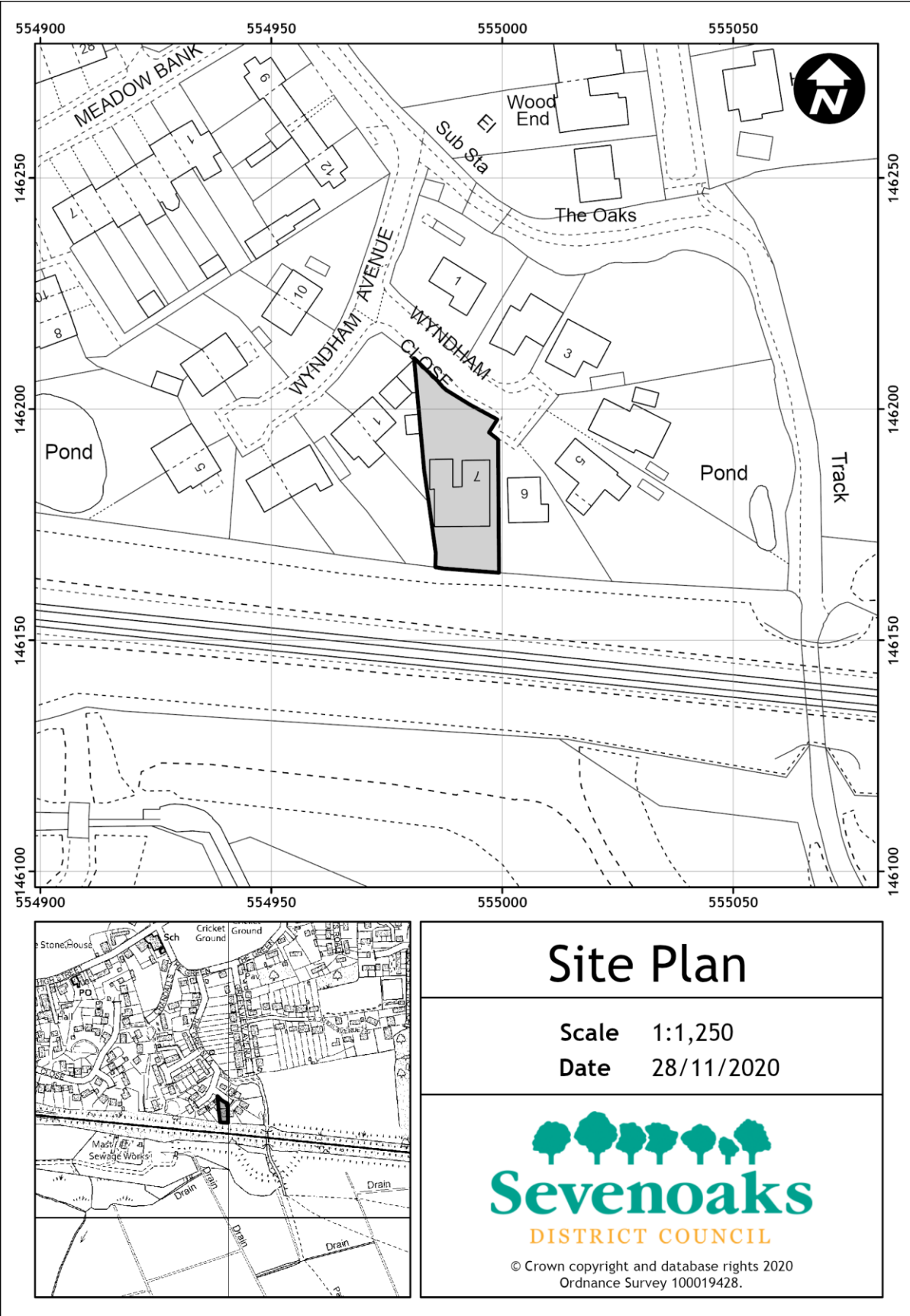
Richard Morris
Chief Planning Officer

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=QGAPLWBKMJ500>



Site Plan

Scale 1:1,250

Date 28/11/2020



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BLOCK PLAN

