

4.3 20/02779/HOUSE

Date expired 23 November 2020

Proposal:

Demolish three outbuildings, proposed link attached side extension with roof-lights and balcony, detached garage, landscaping with new driveway, relocation of one outbuilding, porch and alterations to fenestration.

Proposed link attached side extension and detached garage.

Location:

Farm Cottage, Walters Green Road, Penshurst KENT
TN11 8HE

Ward(s):

Penshurst, Fordcombe & Chiddingstone

Item for decision

This application has been called to Committee due to the fact that the applicant works for Sevenoaks District Council.

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 following approved plans and details: 20_252 - 140, 20_252 - 130, 20_252 - 122, 20_252 - 121, 20_252 - 111, 20_252 - 110 Rev A, Design and access statement

To ensure that the appearance of the development is in harmony with the existing character of the property 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_252 - 140, 20_252 - 130, 20_252 - 122, 20_252 - 121, 20_252 - 111, 20_252 - 110 Rev A, 20_252 - 106, 20_252 - 101, 20_252 - 120.

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

4) The approved garage shown on the approved plans shall be constructed using a 'no dig' method of construction only. Prior to the commencement of any hard and soft landscaping works on the site and prior to the construction of the garage, further details in the form of an Arboricultural Method Statement to explain the tree protection measures to be adopted during the construction phase

shall be submitted to the Local Planning Authority for their prior written approval. The works shall be implemented in accordance with approved details.

In the interest of protecting and preserving the visual amenity of the area, in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Informatives

1) No building materials should be stored within the root protection areas of the trees on the site.

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 subject property is a Grade II listed detached three-storey period cottage constructed in brick with a catslide roof and leaded lights. The property is located on a large plot with four ancillary outbuildings including a greenhouse. The property forms part of a former agricultural farmstead and the plot is located adjacent to a small cluster of former agricultural buildings which have been converted to residential use. The site is in a rural location in the vicinity of Penshurst village.

Description of proposal

2 The application proposal relates to the erection of a side extension with front gable feature, which will be joined to the main property via a link in order to facilitate the creation of a new kitchen and dining room at ground floor level and a new master suite with balcony at first floor level. In the main house, the existing attic rooms at second floor level and the rooms at ground and first floor level are also to be reconfigured and a new porch is proposed along the front elevation. Externally, the three of the four existing outbuildings are to be demolished and the fourth outbuilding (a brick log store) is to be relocated away from the house. A new double garage with pitched roof is also to be erected to the west of the main house and associated hard and soft landscaping works are proposed to facilitate the creation of a driveway where none exists currently.

Relevant planning history

- 3 20/01374/HOUSE Demolish three outbuildings, proposed two storey side extension with roof-lights and Juliette balcony, detached garage with log store, landscaping with new driveway, relocation of one outbuilding, open front porch and alterations to fenestration - WITHDRAWN
- 4 20/01375/LBCALT - Demolish three outbuildings, proposed two storey side extension with roof-lights and Juliet balcony, detached garage with log store, landscaping with new driveway, relocation of one outbuilding, open front porch and alterations to fenestration - WITHDRAWN
- 5 20/02780/LBCALT - Demolish three outbuildings, proposed link attached side extension with roof-lights and balcony, detached garage, landscaping with new driveway, relocation of one outbuilding, porch and alterations to fenestration - BEING CONSIDERED CONCURRENTLY WITH THIS APPLICATION

Policies

- 6 National Planning Policy Framework (NPPF)
- 7 Core Strategy (CS)
 - SP1 Design of New Development and Conservation
 - L01 Distribution of Development
 - L08 The Countryside and the Rural Economy
- 8 Allocations and Development Management Plan (ADMP)
 - EN1 Design Principles
 - EN2 Amenity Protection
 - EN4 Heritage
 - EN5 Landscape
 - EN6 Outdoor Lighting
 - GB1 Limited Extensions to Dwellings in the Green Belt
 - GB3 Residential Outbuildings in the Green Belt
 - T2 Vehicle Parking
- 9 Other:
 - Sevenoaks Residential Extensions Supplementary Planning Document (SPD)
 - Development in the Green Belt (SPD)

Constraints

- 10 The site lies within the following constraints
 - Metropolitan Green Belt
 - High Weald Area of Outstanding Natural Beauty

- Grade II listed building
- Great Crested Newt Risk Zone
- Great Crested Newt Strategic Opportunity Area

Consultations

- 11 Peshurst Parish Council:
No response received
- 12 Sevenoaks District Council Conservation Officer:
No objection, subject to condition:
- 13 'Summary:
- 14 'The proposed side extension, and garage, will be clearly subservient to the historic parent building. In my opinion the extension will be a well-considered addition that creates a dialogue between old and new.
- 15 No details of proposed landscaping (including driveway) have been submitted; these have the potential to affect the setting of the listed building.
- 16 Notwithstanding the concern about landscaping proposals, the less than substantial harm caused by the removal of historic fabric is weighed against the benefit of securing the optimum viable use of the building as a singles family dwelling (NPPF para 196).
- 17 Please condition:
- Elevations (1:10) and horizontal and vertical sections (1:5) of windows details to be submitted and approved in writing
 - The roof-lights to be flush with the roof slope.
 - Material samples of sandstone, brick, roof tiles, timber boarding, as well as details of proposed mortar mix, to be submitted and approved in writing.
 - Details of proposed landscaping/driveway to be submitted and approved in writing.'
- 18 Society for the Protection of Ancient Buildings:
No objection-agree with the comments of the Conservation Officer
- 19 Originally the Society raised the issue of a vaulted ceiling in the dining room. However, it later transpired that the vaulted ceiling was already in existence and did not form part of the proposed amendments to the building. As a result, no new comments were raised.

20 Arboricultural Officer:

There is no objection to the proposed works to the main house. If the garage is to be built in this location, a no dig method of construction should be used to prevent damage to the roots of the Oak tree and conditioned accordingly. The applicant should also provide a detailed arboricultural method statement and tree protection plan prior to the commencement of works.

Representations

21 No representations have been received.

Chief Planning Officer's appraisal

22 The main planning considerations are:

- Impact on the Green Belt
- Impact upon the character of the area
- Impact on neighbouring amenity
- Impact on the AONB
- Impact on the listed building

Impact on the Green Belt

23 As set out in paragraph 145 of the NPPF, new buildings in the Green Belt are inappropriate development. There are some exceptions to this, such as “c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building”

24 Paragraph 143 states that where a proposal is inappropriate development in the Green Belt, it is by definition harmful and should not be approved except in very special circumstances.

25 Paragraph 144 of the NPPF advises we should give substantial weight to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm, is clearly outweighed by other considerations. Therefore, the harm in principal to the Green Belt remains even if there is no further harm to openness because of the development.

26 Openness is an essential characteristic of the Green Belt and is different from visual impact. Openness is about freedom from built form. Even if there is absence of harm to openness, there can be harm in principal to the Green Belt from inappropriate development.

27 Policy GB1 of the ADMP sets out a number of criteria that extensions to dwelling in the Green Belt should comply with. In this case, I am satisfied that the property is lawful and permanent in nature. I am also satisfied that the form of the extension responds to the form of the main house and that the proposed side extension and porch are clearly subservient in their form

and scale, such that they will not result in material harm to the openness of the Green Belt setting. Thus Criteria a) and b) are met.

- 28 Criteria c) limits extensions to no more than a 50% increase over the floorspace of original building. With regards to the extent to which the property has been and will be extended, the planning history and historic maps dating back to between 1894 and 1937 indicate that the property has not been extended and that the footprint as set out on the existing plans provided (excluding the modern outbuildings) constitutes the footprint of the original dwelling as at 1st July 1948. The footprint of the existing dwelling as set on the plans amounts to approximately 175sqm. The proposed side extension and porch will add approximately 87.5sqm of new floorspace to the property, which equates to 50% of the footprint of the original dwelling. Thus criteria c) is also met.
- 29 In light of the above these elements of the proposals would represent appropriate development within the Green Belt.
- 30 With regard to the garage, policy GB3 of the ADMP relates to residential outbuildings in the Green Belt. Outbuildings within 5m will be counted as an extension to the house, or if further than 5m under other criteria.
- 31 In this case, the proposed new garage would be located approximately 10.8 metres from the main house. I am satisfied that the outbuilding is clearly ancillary to the main house in its function and design. With regards to the size of the proposed outbuilding, the footprint of the proposed outbuilding equates to approximately 44sqm when measured externally. Whilst this is slightly larger than the maximum recommended guidance figure as set out the Green Belt Supplementary Planning Document, three existing outbuildings are also being removed from the site which will reduce the amount of built form on the site overall. Furthermore, the garage would be relatively modest in terms of height and overall scale and bulk. As such, the proposals would not result in visual intrusion and would preserve the openness of the Green Belt.
- 32 The proposals are therefore policy compliant in Green Belt terms.

Impact upon the character of the area

- 33 Policy L08 of the Core Strategy and Policy EN1 of the ADMP state that any new development should be designed to a high quality and should respond to and respect the distinctive character of the area and surrounding landscape.
- 34 As mentioned above, the application in this case relates to the demolition of three outbuildings and the erection of a two-storey side extension which is joined to the main property via a link. The applicant also seeks consent for the erection of a detached double garage, hard and soft landscaping works to include a new driveway, the relocation of an existing outbuilding, the erection of a new porch and alterations to the fenestration.
- 35 With regards to the demolition of three outbuildings, the outbuildings are in a poor condition and they are not of any historic significance. Their

appearance detracts from the significance of the main house so their removal from the site constitutes an improvement.

- 36 Owing to the nature of the development and the orientation of the buildings on the site, the proposed scheme should not be widely visible from the highway. The development site is set back from the road at the top of a sloping access track. The existing boundary treatments also provide an element of screening. Whilst the proposed side extension is two-storey, it will extend away from the road. It is also lower in height when compared to the existing building so much of the proposed structure will sit behind the main house when viewed from the road. The proposed new porch is modestly sized and it will not have a significant impact upon the bulk and scale of the building or upon its general appearance when viewed from the road. The existing outbuilding which is to be relocated on the site is also modestly sized and unlikely to impact the general appearance of the site in a negative manner. The proposed new garage structure is to be positioned in the corner of the site and it will be set back from the access.
- 37 In this case, the proposed side extension is to be attached to the main property via a two-storey link, which will be of modern design and appearance and feature thin steel-framed glazing. The extension will be set back from the principal elevation of the main house and the roof ridge roofline of the proposed extension will sit below that of the main house to ensure that the proposed extension appears clearly subservient and does not overwhelm or dominate the site. Accordingly, this element of the proposals would comply with the Council's design guidance.
- 38 With regards to the proposed new porch, the SPD states that any new proposed porches should be appropriate to the scale of the dwelling and its features. In this case, the new proposed porch is sufficiently discreet in its size and proportions.
- 39 The form and appearance of the proposed garage building is considered to be traditional and the proposed garage is considered to be appropriately sized. In view of the listed status of the building I consider that siting the garage close to the access road in order to keep the extent of hardstanding on the site to a minimum is preferable to positioning the garage elsewhere on the site. On this basis, it is considered to be acceptable.
- 40 The relocation of the existing outbuilding to the rear of the site is also acceptable and will be no more harmful to the character and appearance of the site than the existing arrangement.
- 41 With regards to the proposed changes to the fenestration, the proposed changes to the existing fenestration are considered to be appropriate and the new proposed windows include conservation style roof lights and windows which are of an appropriate size and style. Whilst the glazing to the new extension including the proposed balcony to the rear is a departure from the style of the glazing seen in the main house, it is appropriate in the context of the new extension, which is to be created in a more contemporary style.

- 42 With regards to the materials proposed, the materials to be used in the construction of the new side extension include matching roof tiles, sandstone, vertical oak weatherboard cladding, steel framed glazing and frameless glass. The proposed materials are appropriate to the rural setting. The matching roof tiles will ensure that the proposed extension compliments the design of the main house whilst also providing a suitable contrast. The new proposed porch is to be created using oak framing and matching roof tiles. The proposed garage building is to be constructed using oak weatherboard cladding with a standing seam zinc roof. I consider that the proposed materials are appropriate in the context of the rural location and they will not detract from the character of the wider setting.
- 43 With regards to the hard and soft landscaping proposals, further information is required. However, I am satisfied that this can be dealt with via condition.
- 44 In light of the above, subject to condition, the development proposal is considered to meet the requirements of Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

Impact on neighbouring amenity

- 45 Policy EN2 of the ADMP requires proposals to safeguard the residential amenities of existing and future occupants of any properties, which are situated in the vicinity.
- 46 The house is sited comfortably within an extensive plot, well away from the boundaries with neighbouring properties.
- 47 As a result, owing to the distance between properties I am satisfied that the proposed extensions to the building are unlikely to result in overshadowing through a loss of daylight or sunlight, in a loss of privacy or in visual intrusion.
- 48 The proposed garage is to be located approximately 10 metres from the nearest neighbouring property and the design of the building does not include any glazing or new windows. The proposed building is also single storey and it is to be located behind the front boundary hedge. Accordingly the proposed new outbuilding is unlikely to adversely impact the amenity of neighbouring occupiers.
- 49 The relocated outbuilding is also to be located towards the rear of the site, behind the main property so it will be some distance away from the nearest neighbouring dwellings.
- 50 In light of the above, the proposal meets the requirements of policy EN2 of the ADMP.

Impact on the Area of Outstanding Natural Beauty

- 51 The Countryside and Rights of Way Act 2000 states that the Local Planning Authority should conserve and enhance Areas of Outstanding Natural Beauty. Designating an Area of Outstanding Natural Beauty protects its distinctive

character and natural beauty and can include human settlement and development.

- 52 There are therefore two considerations directly related to a site's AONB status when determining a planning application. Firstly, does the application conserve the AONB and secondly, if it does conserve the AONB does it result in an enhancement. A failure to achieve both of these points will result in a conflict with the requirements of the Act.
- 53 Policy EN5 of the ADMP states that the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and design will conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance.
- 54 In this case, whilst the amount of built form on the site will increase as a result of the proposed extensions to the building, the proposed additions should not appear excessive in their form and scale in the context of the surrounding landscape. With regards to the proposed garage building, the scale of the building is also considered to be appropriate and sufficiently modest relative to its context. The design of the scheme incorporates the use of some natural materials which are considered to be appropriate for a building which used to form part of an agricultural farmstead, such that no harm should occur to the character of the wider setting. Whilst the proposed glazing to the new side extension is more modern, the new windows should not have an excessively harmful impact upon the surrounding countryside in terms of light spillage. Further information will be requested by way of condition with regards to any associated hard and soft landscaping works in order to ensure that the site retains its predominantly verdant qualities. Any future proposed external lighting schemes will also be limited via condition to ensure that the characteristic dark skies of the AONB are preserved.
- 55 In light of the above, the proposals would ensure the viability and longevity of this listed building, helping to strengthen and re-enforce the character of the AONB in accordance with the aims and objectives of Policy EN5.

Impact on the listed building

- 56 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.
- 57 The NPPF also states that great weight should be given to the conservation of heritage assets (para.193).
- 58 Policy EN4 of the ADMP states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.

- 59 The subject property is Grade II listed. The historic interest in the building relates to its significance as an early example of a 17th-century timber-framed cottage in Kentish vernacular style which has been constructed using traditional materials. The exposed timber framing inside the building is also said to add to its special interest. The property boasts various architectural features of merit including the distinctive unbroken catslide roof.
- 60 The development proposal will result in extensions to the building as well as in internal alterations to the main building which include the loss of small sections of the external wall of the building which are to be opened up in order to create a passageway between the old and new elements of the building at ground and first floor level. The existing attic rooms at second floor level are also to be brought back into use and a replacement staircase is proposed to the first and second floors. Alterations are also proposed to the fenestration and new conservation style roof lights are to be introduced at second floor level. The rooms at ground and first floor level are also to be reconfigured and a new porch is proposed along the front elevation.
- 61 The Conservation Officer has been consulted and supports the proposals. The Society for the Protection of Ancient Buildings have also been consulted and they have confirmed that they are in agreement with the comments of the Conservation Officer and that they would be prepared to lend their support to the proposal.
- 62 Although it is acknowledged that some of the historic fabric will be lost through the creation of physical connections between the new and old elements of the building when the side extension is introduced, the existing plan form will remain legible.
- 63 The following observations have also been provided:
- 64 ‘There is no objection to the removal of existing fabric at ground floor in the front elevation; the fabric is modern infill and the new windows will help support the daily use of the historic building as a family dwelling, and will be detailed to match existing – high quality materials and careful detailing will be important. There is no objection to the removal of existing fabric at ground level of the side elevation, which is a secondary elevation. The less than substantial harm caused by the removal of historic fabric at first-floor level is weighed against the continued use of the historic parent building. The proposed new window at second-floor level will also incur loss of historic fabric, but will help utilise more space within the historic building by providing additional daylight and will be designed to match the existing window in this secondary elevation.
- 65 The link element will be a minimally steel framed glazed structure: modern in its materials and language and lightweight. The tiled roof of the link element reflects the traditional form and materials of the listed building.
- 66 The form of the proposed side extension with steeply pitched roof covered in tiles to match existing reflects the local vernacular. The gable front elevation of the proposed side extension is of local sandstone and its side (north-west) elevation as brick to match existing. The orientation of the extension helps to differentiate the new and old built elements. The form,

choice of material and detailing would result in my opinion in a well-considered addition that would succeed in complementing but not competing with the main building. The rear elevation (north-east) of the proposed extension features thin steel framed glazed doors: this modern design language is considered suitable for the rear of the site. The lightweight appearance of the glazing will not compete with the characterful tiled catslide roof of the historic house, which is to be retained as existing.'

- 67 With regards to the potential impact of the proposed garage building upon the setting of the listed building, it is considered that the proposed garage is an appropriate form and appearance and sufficiently detached from the main house to avoid causing harm to the historic setting.
- 68 Further information has been requested with regards to the hard and soft landscaping works on the site. However, I am satisfied that this information can be secured via condition.
- 69 In light of the above, although elements of the proposal are considered to result in less than substantial harm to the building as a result of the loss of historic fabric, particularly on the upper floors, government guidance states that this should be weighed against the public benefits of the proposals, in this instance ensuring the continued use of the building. In accordance of Paragraph 196 of the NPPF, I am satisfied that the benefit of securing the optimum viable use of the building as a single family dwelling would outweigh the modest loss of historic fabric. On this basis, the proposal is considered to be acceptable and in accordance with Policy EN4 of the ADMP.

Other issues

- 70 Trees - Owing to the location of the proposed garage and its proximity to the root protection area of an Oak tree on the site, the tree officer has requested that a 'no dig' method of construction should be used and any future decision will be conditioned on this basis.

Community Infrastructure Levy (CIL)

- 71 The proposal is not CIL liable.

Conclusion

- 72 The development proposals are considered to have a satisfactory impact and meet the requirements of the existing local plan policies, subject to conditions as listed above.
- 73 It is therefore recommended that this application is APPROVED.

Background papers

Site and block plan

Contact Officer(s):

Alexis Stanyer: 01732 227000

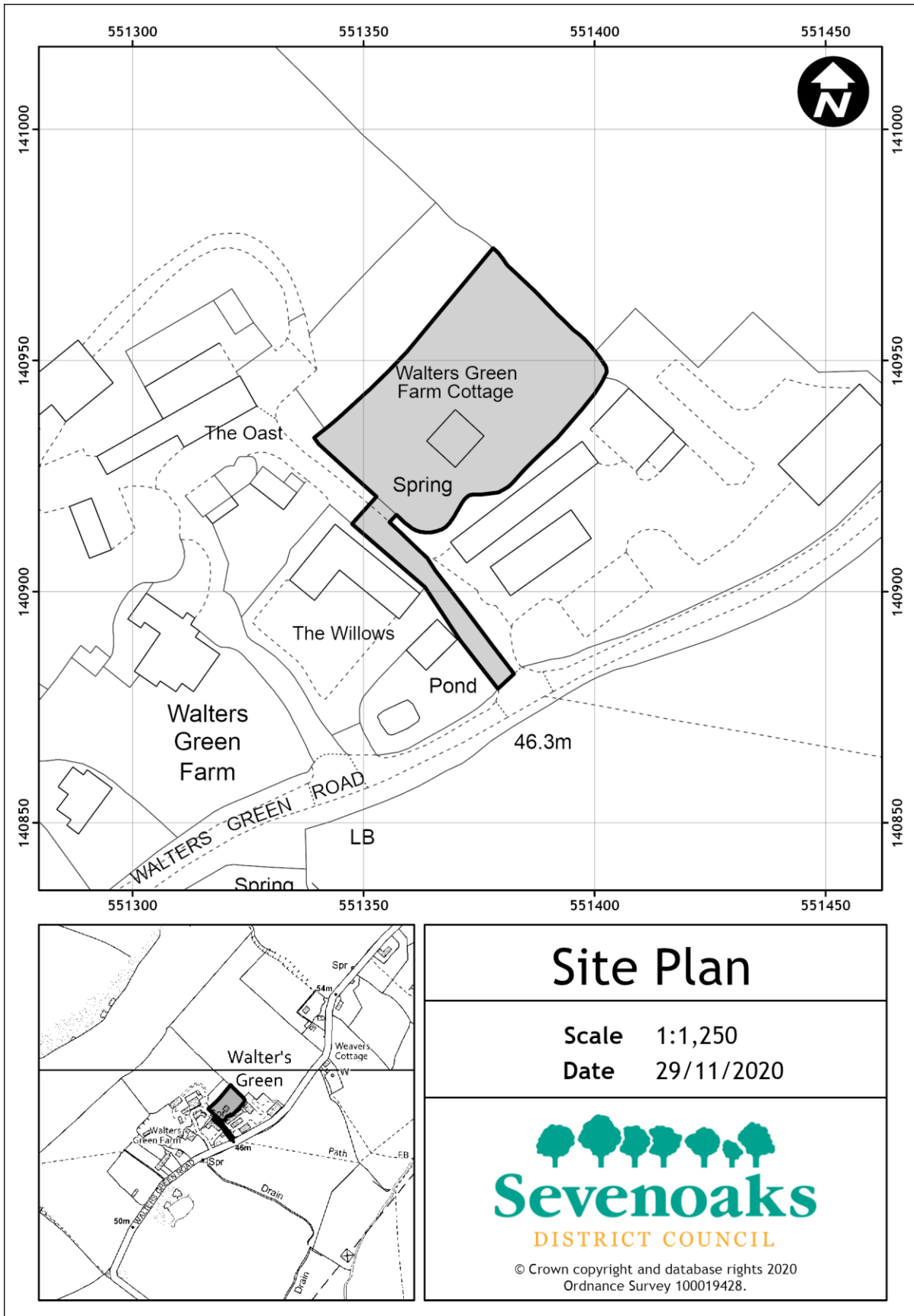
Richard Morris
Chief Planning Officer

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=QHDLN0BKH1G00>



BLOCK PLAN

