

4.2 21/02393/HOUSE

Revised expiry date 22 October 2021

Proposal: Demolition of existing garage and shed, remodelling and enhancement including extensions to existing house, new porch, integral garage, loft conversion, landscaping, covered pergola, rooflights and alterations to fenestration.

Location: Meadowfield, 60 Hitchen Hatch Lane, Sevenoaks KENT TN13 3AU

Ward(s): Sevenoaks Town & St Johns

**Item for decision**

Councillor Fleming has referred the application to Development Control Committee on the ground of impact on 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 development hereby permitted shall be carried out in accordance with the following approved plans and details: 6214-PD-01, 10, 11, 12 and 13.

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

3) 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.

4) No development shall take place until details are submitted and approved for tree protection, including: A) A plan showing the location of, all existing trees on the land which have a stem with a diameter exceeding 75mm when measured over the bark at a point 1.5m above ground level. The plan shall identify those trees which are to be retained and the crown spread of each retained tree. In paragraphs 'b' to 'e' below references to a "retained tree" mean an existing tree which is to be retained in accordance with this plan. B) Details of the species, diameter (measured in accordance with paragraph A) above), the approximate height, and an assessment of the general state of health and stability of each retained tree and of each tree which is on land adjacent to the site and to which paragraphs (C) and (D) below apply. C) Details of any proposed topping or lopping

of any retained tree, or of any tree on land adjacent to the site. D) Details of any proposed alterations in existing ground levels and of the position of any proposed excavations or other engineering operations. These details shall be illustrated by a series of cross-sections showing existing and proposed levels. E) Details of the specification and position of fencing or other measures to create a 'retained tree protected area' for the protection of any retained tree from damage before or during the course of development. F) Details of the location and extent of any area on the land to be used during the construction period for storage (including materials, plant and machinery) and/or for siting any temporary ancillary structures, such as a site office.

To prevent damage to the trees during the construction period as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

5) Before any equipment, machinery or materials are brought on to the land for the purposes of the development, the means of protection for any retained tree shall be undertaken in accordance with the details submitted to and approved in writing by the local planning authority under condition 4 above. In this condition a "retained tree" means an existing tree which is to be retained in accordance with condition 4 above. Also: A) The means of protection shall be maintained until all equipment, machinery and surplus materials have been removed from the land. B) Within a retained tree protected area: -Levels shall not be raised or lowered in relation to the existing ground level - No roots shall be cut, trenches cut, or soil removed - No buildings, roads, or other engineering operations shall be constructed or carried out -No fires shall be lit; - No vehicles shall be driven or parked over the area; - No materials or equipment shall be stored.

To prevent damage to the trees during the construction period as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

6) No works of excavation shall take place under the canopy of the trees on the northern boundary unless it is in accordance with a method statement which has been submitted to and approved in writing by the local planning authority.

To prevent damage to the trees during the construction period as supported by Policy EN1 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 consists of a two storey detached dwelling located to the north of Hitchin Hatch Lane in Sevenoaks.

## **Description of proposal**

- 2 Demolition of existing garage and shed, remodelling and enhancement including extensions to existing house, new porch, integral garage, loft conversion, landscaping, covered pergola, rooflights and alterations to fenestration.

## **Relevant planning history**

- 3 03/01283/FUL Two-storey side extension incorporating a garage, and a full loft conversion. REFUSE 14/07/2003
- 4 03/01756/FUL Two-storey rear extension incorporating a full loft conversion. GRANT 14/10/2003

## **Policies**

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

## **Constraints**

- 9 None identified.

## **Consultations**

- 10 Sevenoaks Town Council - Sevenoaks Town Council recommend approval, subject to the Planning Officer being satisfied that the drainage arrangements for the wrap-around terrace are adequate and will not adversely impact the neighbouring properties.

## **Representations**

- 11 One comment objecting on the grounds of overlooking, visual intrusion, density, layout and omissions from documents.

## **Chief Planning Officer's appraisal**

- 12 The main planning considerations are:
- Design and impact on the character and appearance of the area
  - Impact on residential amenity
  - Impact on highways safety and parking provision

## **Design and impact on the character and appearance of the area**

- 13 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.
- 14 The site is not highly visible from the street scene due to the existing mature landscaping which is proposed to be retained. The proposed extension would remain set back from the street scene and would not be considered as prominent or intrusive to the streetscape.
- 15 The proposal, whilst not set down from the ridge height of the main house, would incorporate the existing roof form, therefore considered to reflect the character of the existing dwelling. The proposal is considered acceptable in design, form and proportions, with much of the site to the west remaining open and undeveloped.
- 16 Moreover, the materials proposed would match those of the existing dwelling and this is considered acceptable.
- 17 When considering the size, scale, siting and design of the scheme, the development would not be considered to significantly alter the existing residential and built up character of the area. As such, the proposal is considered to comply with policies SP1 of the Core Strategy and EN1 of the ADMP.

## **Impact on residential amenity**

- 18 Policy EN2 of the ADMP requires proposals to safeguard the amenities of existing and future occupants of nearby properties.
- 19 The proposal would be sited some 27m from the neighbouring dwelling to the west and, due to the separation distances, would not be considered to pose a harmful loss of light to any neighbouring dwellings. The replacement garage would be single storey and would be replacing the existing built form on site.

- 20 Regarding privacy, the side extension would be some 4m in width, with a separation distance from no. 2 Woodside of approximately 27m. This 27m side to rear distance is in excess of the 21m back to back guidance to protect from overlooking and loss of privacy. The existing dwelling currently has two first floor bedroom windows facing this neighbour to the west, when considering this existing relationship, the proposal would not be considered harmful to an increased degree that would warrant a reason for refusal.
- 21 Due to the separation distance, the proposal would not be considered to pose a harmful visual intrusion or loss of outlook to neighbouring properties.
- 22 Overall, the proposal is not considered to cause a harmful loss of light, privacy or outlook. Considering the above, the proposal is therefore considered to comply with policy EN2 of the ADMP.

### **Impact on highways safety and parking provision**

- 23 Policies EN1 and T2 state that all new development should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking.
- 24 Appendix 2 of the ADMP states that 4+ bedroom dwellings in a suburban location should provide x2 spaces. The existing access and parking provisions would be retained and this is considered to be acceptable. The driveway is proposed to be extended and the site can easily cater for x2 vehicles parking on the driveway. Overall, the scheme is considered acceptable on highway grounds.

### **Community Infrastructure Levy (CIL)**

- 25 The proposal is CIL liable and no exemption has been applied for.

### **Conclusion**

- 26 As highlighted in the report above the proposed development accords with the NPPF and our adopted development plan.
- 27 It is therefore recommended that this application is GRANTED.

### **Background papers**

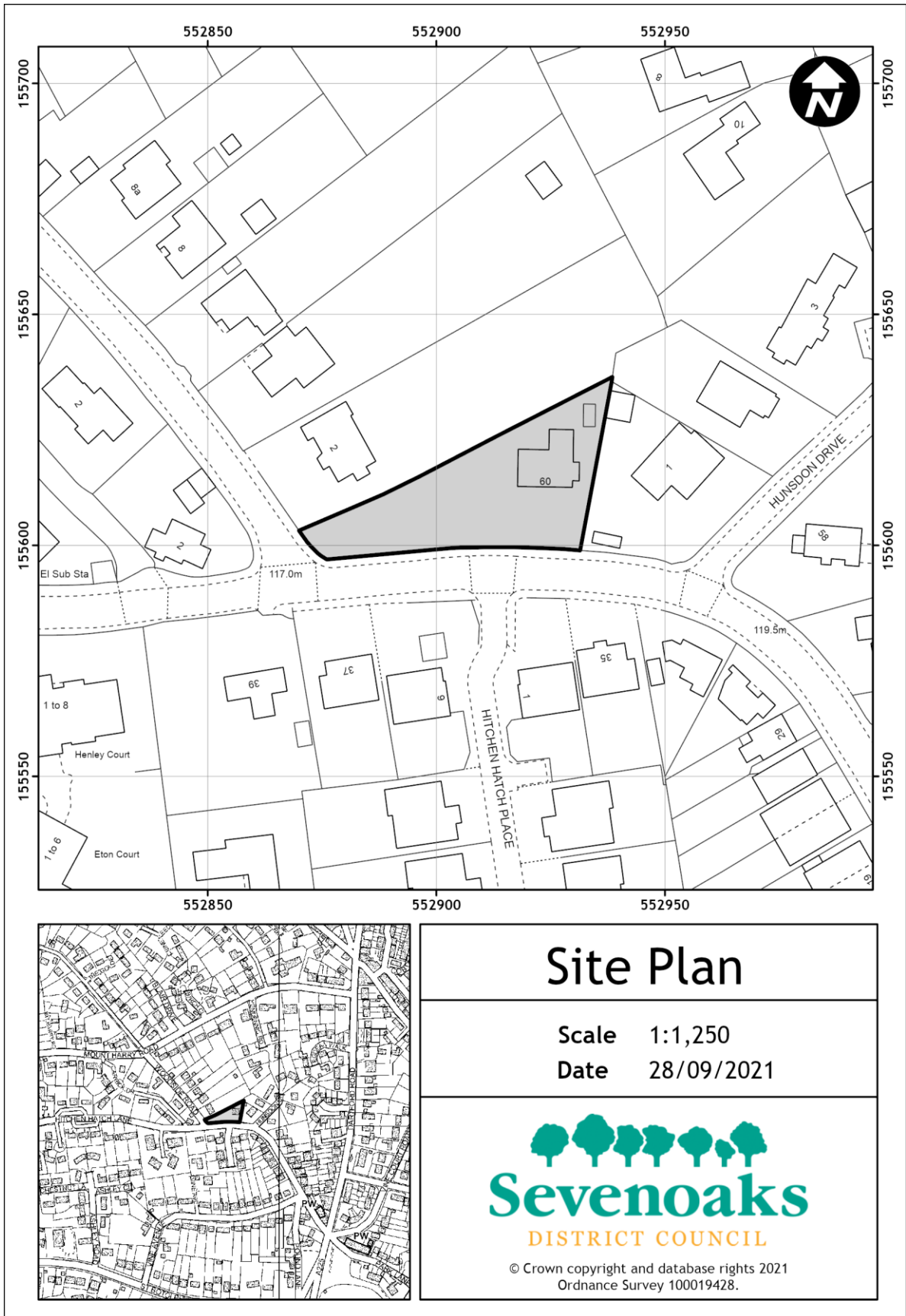
Site and block plan

Contact Officer(s): Samantha Simmons: 01732 227000

**Richard Morris**  
**Chief Planning Officer**

[Link to application details:](#)

[Link to associated documents:](#)



# Site Plan

Scale 1:1,250  
 Date 28/09/2021



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 Ordnance Survey 100019428.

BLOCK PLAN

