

4.2 22/00140/HOUSE Date expired 18 March 2022

Proposal: Two-storey rear extension with roof lights. Conversion of garage to habitable room, part two storey front extension. Alterations to fenestration.

Location: 11 Ridge Way, Edenbridge, Kent TN8 6AU

Ward(s): Edenbridge North & East

Item for decision

This application has been called to Committee by Councillor McGregor for the following planning reasons:

1. The bulk, scale and massing of the rear extensions would be harmful and detrimental to the character of the existing building.
2. Overbearing and overshadowing of neighbouring properties.

As such the application does not comply with Policy SP1 of the Sevenoaks Core Strategy and Policy EN1 and Policy EN2 of the Sevenoaks Allocations and Development Management Plan and the Sevenoaks Residential Extensions Supplementary Planning Document (SPD).

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) All new windows proposed at first floor level, to the east and west-facing side elevations of the dwelling, 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 neighbours of the development, in accordance with Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 3) The materials to be used in the construction of the development shall be those indicated on the approved plan Application Form dated 17 January 2022.

To ensure that the appearance of the development is in harmony with the existing character of the Ridge way Character area as supported by Policy EN1 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: 21075SM-PPSG-05 Site Location Plan, 21075SM-PPSG-06 Block Plan, 21075SM-PPSG-03-PP-A1 Proposed Floor Plans and 21075SM-PPSG-04-PE-A1 Proposed Elevations

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

Description of site

- 1 The site contains a two-storey detached dwelling situated within a linear residential development of housing called Ridge Way.
- 2 The site is within the built confines of Edenbridge and is bound by residential dwellings to its north, east and west boundaries. The south section of the site fronts onto the road, called Ridge Way.
- 3 Dwellings along both the north and south of the street are detached and of two storeys, set on regularly spaced, rectangular, land plots.
- 4 Dwellings are set on a relatively regular staggered building line, which follows the formation of the road, however various extensions have occurred to the front, sides and rears of dwellings which have varied this building line.
- 5 Dwellings maintain large set-backs from the road behind open frontages. Front driveways incorporate grass lawns and low boundary vegetation or fencing, resulting in open and verdant frontages.
- 6 Dwellings along the western end of the road are largely constructed in yellowish buff-coloured bricks with gable-end roof profiles, however the form, colour palette and architectural detailing of the road remains varied with many houses exhibiting hipped roof profiles, front facing gables and reddish brown tile hanging.

Description of proposal

- 7 It is proposed to erect a two-storey rear extension with roof lights, and a single storey rear extension.
- 8 To the front of the dwelling it is proposed to convert the integral garage to a habitable room and to erect a part-two storey front extension which consists of a front-facing catslide roof profile with a front dormer.
- 9 New side-facing windows are proposed on each sidewall of the dwelling.
- 10 The scheme is a revision to a previously refused scheme (reference 21/03389/HOUSE). Revisions to the rear extension to the dwelling have been made as follows:
 - To reduce the depth of the two-storey rear extension at first floor level by one metre.
 - To reduce the massing of the extension, by altering the gable-end roof profile to a hipped roof profile and incorporating a single-storey mono-pitched roof.

Relevant planning history

- 11 17/03623/LDCPR - Garage conversion. Granted.
- 12 21/03389/HOUSE - Two-storey rear extension with Juliet balcony, single storey front extension with alteration to existing garage, new dormer and alterations to fenestration. Refused.

Policies

- 13 National Planning Policy Framework (NPPF)
- 14 Core Strategy (CS)
 - L01 Distribution of Development
 - SP1 Design of Development and Conservation
 - SP11 Biodiversity
- 15 Allocations and Development Management Plan (ADMP)
 - EN1 Design Principles
 - EN2 Amenity Protection
 - T2 Vehicle Parking
- 16 Other:
 - Sevenoaks Residential Extensions Supplementary Planning Document (SPD)
 - Edenbridge Character Area Assessment SPD (ECAA) - reference C3.2 Ridgeway

Constraints

- 17 The following constraints apply:
- Urban confines of Edenbridge
 - Ridgeway Edenbridge Character Area

Consultations

- 18 Town Council - Objection lodged
- 19 This application is similar or identical to the previous application 21/03389/HOUSE. Members object to this application for the same reasons:
- The bulk, scale and massing of the rear extensions would be harmful and detrimental to the character of the existing building.
 - Overbearing and overshadowing of neighbouring properties.

Representations

- 20 A total of 24 representations have been made from 6 properties.
- 21 2 of the 6 properties making representations support the development, stating the development would have an acceptable impact on light and outlook, and be of a scale of development which is in keeping with the scale of development across the area.
- 22 4 of the 6 properties making representations objected to the development for the following issues:
- Overshadowing (loss of daylight and sunlight)
 - Loss of privacy
 - Loss of outlook/overbearing development
 - Impact to the character of the dwelling (bulk/scale/height)
 - Impact to character of the area (scale and building lines)
 - Increase parking pressure for site and highways safety (and prospective vegetation removal)
 - Impact to surface water drainage/sewer network
 - Impact enjoyment of rear amenity space (neighbours with disability)
 - Inaccuracies in applicant light assessment and review of extensions across the area.
 - Impact on ecology

Chief Planning Officer's appraisal

- 23 Policy SP1, in line with the paragraph 11 of the National Planning Policy Framework, highlights there is a presumption in favour of Sustainable Development and planning applications which accord with the policies in a Local Plan should be approved without delay, unless material considerations indicate otherwise.

24 The main material planning consideration in this instance are as follows:

- Impact on the character of the area
- Impact on the amenity of occupants and neighbours of the development

Impact on the character of the area

25 The site is located within the built confines of Edenbridge, and Policy LO1 of the Core Strategy directs development to be focused within the built confines of existing settlements. It states that Edenbridge will be a location for development of a scale and nature consistent with the needs of the town.

26 Policy SP1 of the local plan states that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated, informed by local character area assessments.

27 Policy EN1 states the form of a development should be compatible with the scale, height, materials and site coverage of an area. The layout of the development should also respect the topography and character of the site and maintain important natural features such as trees.

28 Character of the area:

29 Concern has been expressed by the Town Council and third parties, that the design of the proposed development does not respect the character of the dwelling nor the wider character of the area. This is assessed below.

30 In identifying the distinctive local character of the area, the site is situated within the Ridgeway Character Area which consists of a 1950s and 60s housing development.

31 The Edenbridge Character Area Assessment SPD (ECAA) describes the area as consisting of mostly two storey detached dwellings, set on rectangular plots with long gardens.

32 Dwellings are well set-back from the road. Front boundary treatments either consist of hedges, low brick walls, or open frontages with driveways and grass lawns, which creates an open character and a green leafy vista along the road.

33 Mature trees and planting line the wide residential road and further contribute to the open and verdant character of the area.

34 As described within the description of the site, dwellings along the western end of the road are largely constructed in yellowish buff-coloured bricks with gable-end roof profiles, however the form, colour palette and architectural detailing of the road remains varied with many houses exhibiting hipped roof profiles, front facing gables and reddish brown tile hanging.

- 35 The ECAA states that any new development within the area should exhibit a high design quality and should respect the regular building lines, the set back of dwellings from the road and the low and vegetative boundary treatments which contribute to the open and green, leafy character of the area. The palettes of materials should also be respected.
- 36 Assessment of impact:
- 37 Dwellings are set on a relatively regular staggered building line which follows the formation of the road, however various extensions have occurred to the front, sides and rears of dwellings which have varied this building line.
- 38 The proposed design and scale of the front and rear extensions to the house would remain compatible with the scale, appearance and siting of many extensions visible across Ridge Way which have already varied the regular building line and architectural form and scale of dwelling across the street scene. This is based on an independent review of the planning history and aerial mapping across the area (noting that third party comments have expressed concern with information supplied by the applicants on neighbouring developments within the road).
- 39 Most notably, the scale and design of the proposed front extensions to the dwelling reference the form and architectural detailing of extensions which have already taken place on the neighbouring properties, which immediately adjoin the site.
- 40 For example, the proposed front extension incorporates a catslide roof design with a pitched roof dormer and a mono-pitched single storey porch. This design style is already visible on 9 Ridge Way which lies adjacent to the site on its west boundary and which, as with other front extensions to dwellings along the road, has varied the regular staggered building line of the dwellings fronting the street scene.
- 41 The front extensions to the site are more limited in scale than that of neighbouring developments, by remaining flush with the existing side elevations of the house to respect the existing spacing between neighbouring dwellings. The conversion of the integral garage would also maintain the appearance of a garage to the front of the dwelling, to respond sensitively to the existing character of the dwelling.
- 42 The front extensions proposed would also remain well-set back from the road frontage and would utilise materials visible across the existing dwelling and neighbouring dwellings, including brick and roof tiles to match the existing walls and roof of the house.
- 43 To the rear, the extension has been reduced in depth, and incorporates a hipped roof profile at first floor level, referencing the neighbouring rear extension at 13 Ridge Way, which again has varied the staggered building line to the rear of dwellings, as with other rear extensions across the area.
- 44 No trees, hedges or hardstanding is proposed to be altered by the proposal.

- 45 As a result of these siting, scale and design considerations, the extensions to the dwelling would remain compatible with the scale, siting, design and materiality of existing extensions to dwellings across the area, and continue to respect the character of the existing dwelling, as well as respect the spacious and verdant character of the wider Ridge Way residential area.
- 46 The proposal would accord with relevant local design policy EN1 of the ADMP and the Edenbridge Character Area Assessment supplementary design guidance.

Impact on the amenity of occupants and neighbours of the development

- 47 Policy EN2 of the ADMP states that development should safeguard the amenities of existing and future occupants of a development and of nearby properties.
- 48 Development should not subject residents to excessive noise, vibration, odour, overlooking (unacceptable loss of privacy), visual intrusion (loss of outlook) nor loss of light.
- 49 The Town Council and third party representations have raised concern that the proposed works would be overbearing and overshadow the private amenity spaces of surrounding neighbours. These impacts are assessed below.
- 50 Two neighbouring dwellings sit adjacent to the east and west boundaries of the site and are the sites with potential to be affected by the development. All other neighbouring dwellings are not located within the immediate vicinity of the site and as the extensions to the dwelling would not exceed the ridge height nor side walls of the existing house, these neighbours would remain unaffected.
- 51 With regards to the immediate neighbours, 9 Ridge Way lies to the west of the site and maintains a setback position to the site, so that the principal and rear building lines of the house lie further to the north than the application site.
- 52 Number 13 Ridgeway sits forward of the application site with the principal elevation set further to the south than the applicant dwelling. The rear of number 13 incorporates a large two-storey extension which sits flush with the rear wall of the application site, so that the rear is no longer staggered.
- 53 The impact on the amenities of these neighbours is discussed below.
- 54 Outlook
- 55 The revisions to the rear extension made through this current proposal have positively reduced the visual bulk and massing of the two-storey rear extension to the dwelling. The depth of the rear extension at first floor level has been reduced by 1 metre and the scale of the roof massing has been reduced by altering the previous design of the roof (a gable-end roof) to a hipped roof. The extension then projects modestly rearwards at single-storey level, utilising a mono-pitched roof.

- 56 These design and scale amendments would reduce the massing to the rear of the property so that the two-storey scale of the dwelling would be limited to 4.2 metres in depth. This depth would remain at an oblique angle to both neighbours at number 9 and number 13, safeguarding acceptable levels of outlook to these properties and preventing an overbearing scale and siting of development. This is positively reinforced by the siting of the development which would maintain a one metre separation distance from neighbouring boundaries, conserving the existing spacing between land plots.
- 57 Privacy
- 58 As the front and rear gardens of dwellings run parallel to one another, all of the proposed front and rear-facing windows of the extended dwelling, would remain at an oblique angle to neighbouring properties and would conserve the existing privacy between the private amenity areas of neighbouring dwellings.
- 59 One new first floor window is proposed on the east-facing side of the dwelling, and one first floor window to the west-facing side of the dwelling. These new windows would require obscure glazing, and should be fixed shut below 1.7m from finished floor level, to safeguard the privacy of occupants and neighbours of the development. This can be secured through planning condition. The new ground floor windows are high level and will not result in any loss of privacy.
- 60 Daylight
- 61 Planning policy seeks to protect windows which provide the sources of daylight to habitable rooms of neighbouring dwellings.
- 62 A 45 degree daylight test is performed to assess the impact to these windows and the Residential Extensions SPD explains that new development which overshadows the centre point of a window serving a habitable room (when a 45 degree line is drawn and plan and elevation views) could cause a significant reduction in the daylight received.
- 63 This effect is particularly sensitive when the development blocks light to the sole window serving a habitable room.
- 64 Both the neighbouring dwellings to the east and west of the site have no side-facing windows which serve as the sole source of daylight to habitable rooms of the neighbouring dwellings. To the front and rear of these neighbouring dwellings a number of habitable rooms are observed.
- 65 The neighbouring dwelling at number 13 Ridge Way has a single top-opening obscure glazed window at ground floor level to its rear elevation serving a non-habitable room in closest proximity to the development and as such would not be protected under daylight policy. A pair of large glazed sliding doors on the western side of the rear of this dwelling serve a living area. Whilst the 45 degree test demonstrates there would be a partial loss of daylight to this room as the daylight test would fail at elevation view, the proposed rear extension would pass the daylight test when performed at

plan view and therefore the loss of daylight would not be material. Furthermore, the room is served by additional light sources to the front of the dwelling and as such any loss of daylight would be within acceptable levels and pass the daylight assessment performed.

- 66 The neighbours at number 9 Ridge Way have windows to the rear of the dwelling. As the proposed two-storey extensions would project minimally forward of these windows (approximately 1.1m from the rear wall of the neighbouring house) the extensions would not impact the light received to these neighbouring windows at plan view and would pass the 45 degree light test performed.
- 67 To the front of both neighbouring dwellings (numbers 9 and 13 Ridge Way), the scale and depth of the extensions proposed would pass the 45 degree light test performed.
- 68 As a result, the proposal would safeguard satisfactory levels of daylight to both neighbouring dwellings located in proximity to the site.
- 69 Sunlight
- 70 Both the applicants and third party representation have sought to assess the sunlight received to the neighbouring gardens of number 9 and 13 Ridge Way.
- 71 Notwithstanding these assessments, this planning assessment independently assesses the impact of the proposed sunlight levels received throughout the day to neighbouring properties. This assessment seeks to prevent development which would cause significantly overshadow a neighbour's property or private amenity space and is based on the height/scale of the development on tandem with the orientation of a development in relation to the private amenity space of neighbouring dwellings.
- 72 Under policy, the Residential Extensions SPD clarifies that the private amenity area of a dwelling is calculated as a depth of 5 metres from the back of the property. As such the sunlight assessment does not seek to protect sunlight received to areas beyond 5 metres to the rear of neighbouring dwellings.
- 73 This assessment is also based on the sun's path within mid to late March as a proxy (as advised in industry best practice such as that of the BRE which assesses overshadowing to gardens and open spaces).
- 74 Both numbers 9 and 13 Ridge Way have long north-facing gardens which run parallel with the garden of the application site and are located along the north side of the road, called Ridge Way. Based on these garden orientations, together with the orientation of the sun's path, the ridge height of the existing dwellings block the light received to their own gardens from midday through to late afternoon, and block the daylight received towards the end of neighbouring gardens which lie to the east of each site. As the proposed rear extension would not exceed the ridge height of the existing dwelling on site, the proposed rear extension to the dwelling would not affect this existing overshadowing trajectory and as such there

would be no material impact to the sunlight levels received to the rear of number 9 Ridge Way from midday onwards, nor to the sunlight levels received to number 13 Ridge Way beyond that which already exists. I would also add that the extension lies to the north of 13 Ridge Way and therefore will not result in any loss of sunlight to their habitable rooms.

- 75 To the west of the development, some sunlight received in the early morning period to part of the neighbouring rear amenity space would be reduced as a result of the two-storey rear extension, however by mid-morning the shadow cast by the extension would have moved beyond the rear amenity space of the dwelling. Importantly, as the depth of the two-storey rear extension would be limited in scale, extending 1.1m beyond the rear wall of this neighbouring dwelling, the majority of the 5 metres rear amenity space would remain safeguarded throughout the morning period, and would remain unaffected by the siting of the development.
- 76 As such, whilst a portion of the private amenity space of number 13 would be affected, this would be limited in scale (up to 1.1 metres from the rear wall of the house) and duration (affecting half of the morning period of sunlight received) so that suitable levels of sunlight received to the private amenity area of the neighbour would remain safeguarded by the development.
- 77 Therefore the proposal will not cut out sunlight to the neighbouring properties habitable rooms or private amenity areas for a significant part of the day.
- 78 As a result, subject to the privacy conditions to be applied to the new side-facing windows of the development, the proposal would safeguard satisfactory levels of residential amenity to all neighbours in proximity to the development and remain in accordance with Policy EN2 of the Sevenoaks ADMP and local policy guidance.

Other issues

- 79 Third party representations have also expressed concern over a number of matters which are further considered below.
- 80 Highways and Parking
- 81 Policies EN1 and T2 of the Sevenoaks ADMP seek to ensure satisfactory means of access for vehicles and pedestrians, and to provide adequate parking facilities.
- 82 In suburban locations, local policy guidance on residential parking requires dwellings with four or more bedrooms to provide two parking spaces on site. Parking provision would remain on the site for two vehicles as a result of the proposed development and as such would not be considered to materially affect any local parking issues, nor comprise the existing highways safety of the site. The existing site access and boundary treatments would remain unaltered, preserving existing sightlines for vehicular movements. As a result the proposal would accord with local policy and policy guidance.

- 83 Concern has been expressed with regards to prospective future works to remove vegetation and enable more onsite parking. The planning process is unable to consider speculative works and must assess the application at hand.
- 84 Flood risk and drainage
- 85 This proposal constitutes extensions to an existing residential dwelling which is already served by guttering, pipework and access to surface water drainage.
- 86 Any extension would require the approval of Building Control and would be required to demonstrate that the extension is suitably served by continued surface water drainage and sewerage infrastructure. Given this is a householder application for residential extensions, where the concerns over the local residents is covered by other legislation, I do not consider it to be a material planning consideration in this instance.
- 87 For clarity, Kent County Council is the Flood Risk Authority and is also responsible for maintenance of public surface water drainage. The Environment Agency is responsible for flood incidents.
- 88 Ecology impacts
- 89 Policy SP11 of the Core Strategy requires new development to conserve the biodiversity of an area. The proposed development is of a typical domestic function and scale which would remain compatible with the domestic function of development across the area. As such it is not considered that the development would materially harm species which utilise this suburban area of Edenbridge, to a greater degree than the existing use of site and residential use of the wider area. As such the development would continue to accord with relevant policy.
- 90 Use of neighbouring rear amenity space for persons with disability
- 91 Whilst the planning function of the council seeks to ensure development remains flexible and adaptable over time to cater for a variety of persons with different accessibility or health requirements, the sunlight assessment has confirmed that the rear amenity space of neighbouring dwellings would not be materially affected by the proposal.
- 92 As such, any decisions by neighbouring parties to re-locate patios/outside seating beyond the 5 metres to the rear of their dwelling, is a personal choice and cannot be given material planning consideration.

Community Infrastructure Levy (CIL)

- 93 The floor space created within the proposal does not exceed 100m², measured internally, and as such would not be CIL liable.

Conclusion

- 94 The proposal would remain compatible with the scale, siting, design and materiality of existing extensions to dwellings across the area, and continue

to respect the character of the existing dwelling, as well as respect the spacious and verdant character of the wider Ridge Way residential area.

- 95 Subject to privacy conditions to be applied on new side-facing windows of the development, the proposal would also conserve the residential amenities of neighbours.
- 96 Existing highways safety, parking provision, and the ecology and drainage of the area would be suitably conserved.
- 97 As a result, the proposal would accord with the Sevenoaks Development Plan and it is recommended that this application is GRANTED planning permission.

Background papers

21075SM-PPSG-05 Site Location Plan

21075SM-PPSG-06 Block Plan

21075SM-PPSG-01-EP-A1 Existing Floor plans

21075SM-PPSG-02-EE-A1 Existing Elevations

21075SM-PPSG-03-PP-A1 Proposed Floor Plans

21075SM-PPSG-04-PE-A1 Proposed Elevations

Application Form dated 17 January 2022

Daylight, Sunlight, and Overshadowing Assessment for Surrounding Properties (EEABS) dated 26 January 2022

Ridge Way Extensions dated 28 February 202

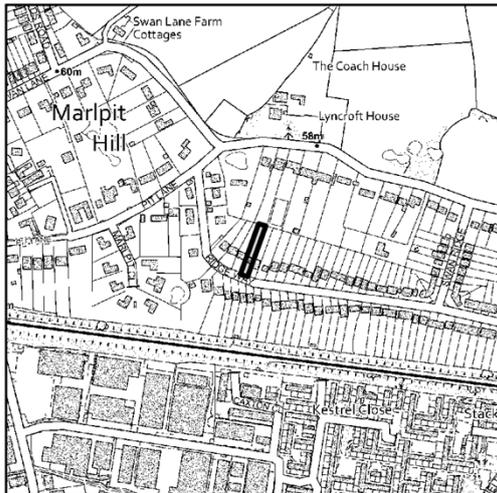
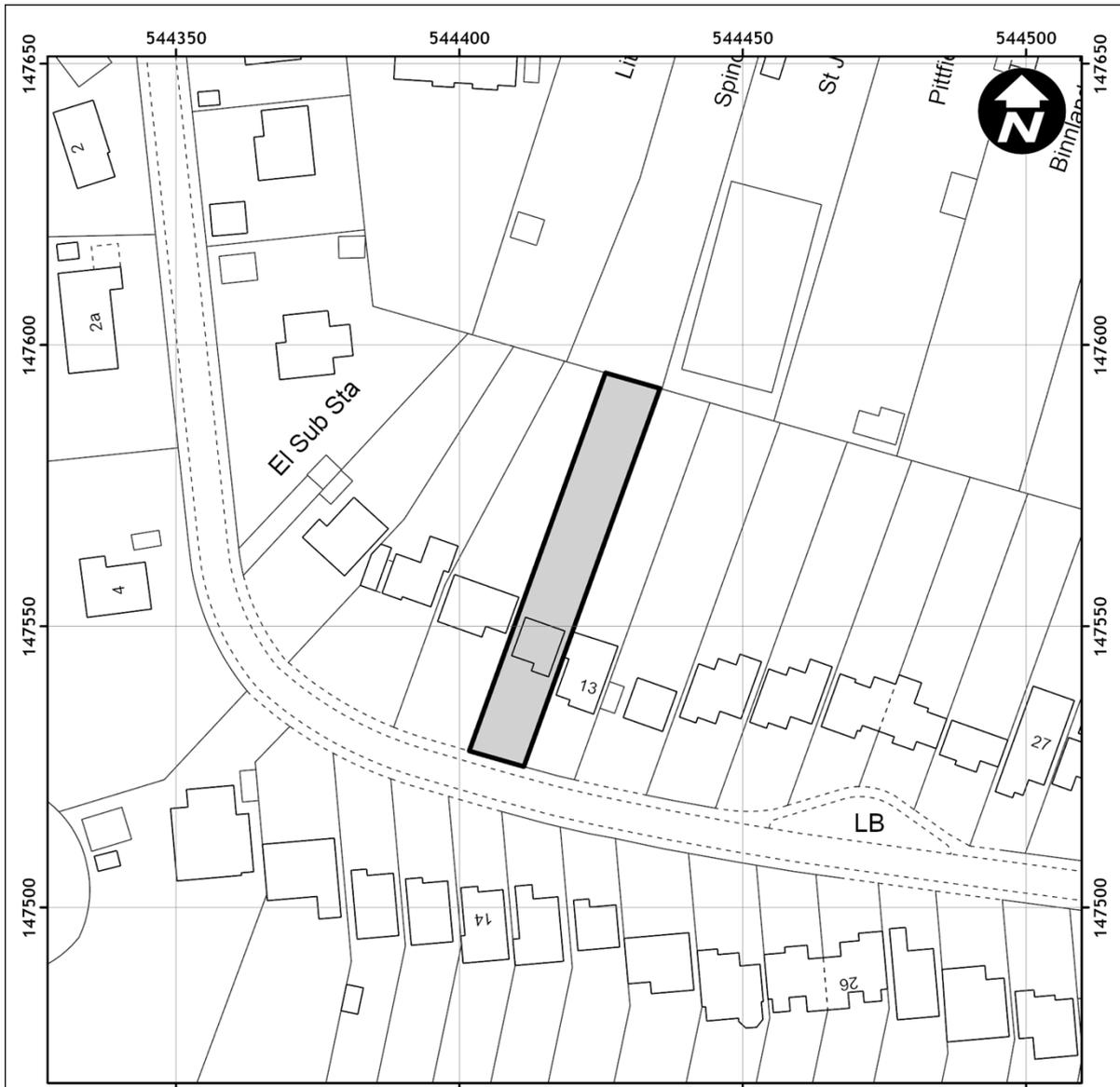
Contact Officer(s): Samantha Simmons 01732 227000

Richard Morris

Chief Planning Officer

[Link to application details:](#)

[Link to associated documents:](#)



Site Plan

Scale 1:1,250
 Date 15/03/2022



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 Ordnance Survey 100019428.

BLOCK PLAN

