

4.6 22/01038/HOUSE

Date expired 29 June 2022

Proposal:

Erection of two storey side extension and enlargement of basement.

Location:

Little Oaks, Burlings Lane, Knockholt Sevenoaks Kent TN14 7PE

Ward(s):

Halstead, Knockholt & Badgers Mount

Item for decision

The application site has been referred to Development Control Committee by Cllr Williamson due to whether the proposal is materially larger than the replacement dwelling and potentially contrary to the National Planning Policy Framework.

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 area 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: E001, P150, P200, P450.

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 the Site

- 1 The application site currently comprises of a detached dwelling located within Burlings Lane. The site is located within the parish of Knockholt and there are neighbouring properties to the west of the site and fields surrounding the north, east and south.

Description of Proposal

- 2 Erection of two storey side extension and enlargement of basement.

Relevant Planning History

- 3 94/00825/HIST - Two storey side extension to private dwellinghouse - REFUSE
- 4 08/01643/FUL - Demolition of two existing outbuildings and replacement with a two storey outbuilding - REFUSE
- 5 09/02188/FUL - Demolition of Broomwood House and replacement with new dwelling. Single storey extension both to the east and south of Broomwood Cottage including a two bay garage barn annexed to the north of the cottage, including relocation of vehicular access. Plans amended 16/11/2009 to delete garage extension to the cottage - GRANT
- 6 09/02854/LDCEX - formal confirmation that the western strip of land within the residential curtilage is lawful - GRANT
- 7 10/00648/FUL - Erection of single storey 3 bay garage with a log store and generator store replacing existing shed and generator store - REFUSE
- 8 10/01373/FUL - New single storey 3 bay garage with a log store and generator store replacing existing shed and generator storey -GRANT

Policies

- 9 National Planning Policy Framework (NPPF)
- 10 Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development and that development proposals that accord with an up-to-date development plan should be approved without delay.
- 11 Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:
 - The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or

- Any adverse impacts of doing so would significantly demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.
- 12 Footnote 7 (see reference above) relates to policies including SSSIs, Green Belt, AONB, designated heritage assets and locations
- 13 Core Strategy (CS)
- SP1 Design of New Development
- 14 Allocations and Development Management Plan (ADMP)
- SC1 Presumption in Favour of Sustainable Development
 - EN1 Design Principles
 - EN2 Amenity Protection
 - GB1 Limited Extensions in the Green Belt
 - GB2 Basements within Residential Development in the Green Belt
- 15 Other:
- Sevenoaks Residential Extensions Supplementary Planning Document (SPD)
 - Development in the Green Belt Supplementary Planning Document (SPD)

Constraints

- 16 The following constraints apply:
- Metropolitan Green Belt

Consultation Responses

- 17 **Knockholt Parish Council: object** - Whilst we appreciate the attempt to blend in with the existing property we object to this application for the reasons listed below:
- 18 We note the name change from originally Broom Wood to Little Oaks and we would like the appropriate planning history to be taken into account in light of our following comments.
- 19 The name change has the potential to obscure the previous planning history. The site has already completed a full demolish and rebuild some 10 years ago under the previous name and as a consequence the proposed extension pushes the footprint way beyond the 50% allowed in the Green Belt. In addition, we note the interest the amount of redacted information that accompanies this application.
- 20 **Tree Officer-** There appears to be adequate space for the proposed eastern extension, which is shown to be constructed upon a grassed area. No objection.

Representations

21 No responses have been received.

Planning Appraisal

22 The main planning considerations are:

- Impact on the Metropolitan Green Belt
- Impact on the Character of the Area
- Impact on Residential Amenity

Impact on the Metropolitan Green Belt

23 Paragraph 149 of the NPPF states that 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 The original building is defined in the NPPF as “a building as it existed on 1 July 1948 or, if constructed after 1 July 1948, as it was built originally”. Little Oaks (previously known as Broomwood House) was demolished and rebuilt under planning permission 09/02188/FUL. Under the NPPF definitions, the replacement dwelling is now the original dwelling, rather than the previous version Broomwood House.

25 Therefore the test under the NPPF is whether or not the proposed extension to Little Oaks is disproportionate to the 2009 replacement dwelling.

26 Policy GB1 of the ADMP allows for extensions to original dwellings in the Green Belt which proportionate, subservient and do not exceed 50% of the original dwelling.

27 Policy GB2 of the ADMP provides the local policy on basements. This policy allows the addition of basements within the Green Belt as long as they are entirely subterranean. The proposed floor plan and elevations confirm that the basement extension will not be visible and therefore would comply with Policy GB2 of the ADMP.

28 The dwelling currently on site is a replacement dwelling, which was approved under application 09/02188/FUL. Therefore, the development is lawful and permanent in nature and forms the original dwelling.

29 The dwelling shown on the plans under application 09/02188/FUL is the dwelling as it stands today on site is the original dwelling. The approved application is deemed the ‘original’ planning unit. The only addition is a small extension to the basement, but this is entirely subterranean and would be classed as an extension and a flight of stairs. The stairs would be

included within the existing extensions. This is all reflected in the below table:

Original dwelling	388.7sqm
50% limit	194.4sqm
Existing extensions	9.1sqm
Proposed extensions	94.2sqm
Proposed development (original, existing and proposed extensions)	492sqm
Percentage uplift	26.6%

30 The proposed extension would be a modest addition to the original dwelling and would respect the openness of the wider views throughout the site. The proposal would be a modest addition, which is not disproportionate to the original dwelling and appears subservient. The extension would not exceed the 50% floorspace limit of the original dwelling.

31 Therefore, the development would be an appropriate addition to the dwelling and complies with Policies GB1 and GB2 of the Sevenoaks Allocations and Development Plan and the National Planning Policy Framework.

Impact on the Character of the Area

32 The relevant policies relating to design and the character of the area are SP1 of the Core Strategy and EN1 of the ADMP. The Residential Extensions SPD is also applicable.

33 The proposed development would minimally impact the character of the area due to the varied character and design of properties within the area, and due to the orientation, as the development would not be directly visible from the highway.

34 The proposal would sit comfortably on the site and would maintain sufficient spacing between the dwelling and the boundaries. It would be a subservient addition as it is set down from the overall height of the existing dwelling and would result the existing character of the elevations. The fenestration would be proportionate and integrate well within the existing form.

- 35 The proposed basement would minimally alter the appearance of the dwelling, due to this being entirely subterranean.
- 36 In addition to this, the proposed materials would match the existing and integrate well within the existing material finish of the dwelling.
- 37 The proposal therefore complies with Policy EN1 of the ADMP.

Impact on Residential Amenity

- 38 Policy EN2 of the ADMP and our Residential Extensions SPD are relevant in the consideration of this application.
- 39 There are neighbouring properties located to the west of the site. Due to the distance of approximately 20 metres between the development and the nearest neighbour along with the boundary treatment located between the two, the development would not detrimentally impact their residential amenity.
- 40 The proposal complies with Policy EN2 of the ADMP.

Other Issues

- 41 The Tree Officer was consulted on the scheme and raised no objection to the proposal on the surrounding trees.
- 42 A concern has been raised in relation to the planning history for the site under the name 'Broomwood'. It can be confirmed that as the dwelling on the site was granted under application 09/02188/FUL, this is deemed the new planning unit and re-starts what is defined as the 'original dwelling'.

Community Infrastructure Levy (CIL)

- 43 The development, when including the proposed basement is CIL liable and no exemption has been submitted.

Conclusion

- 44 The proposed development complies with the relevant local and national policies.

Background papers

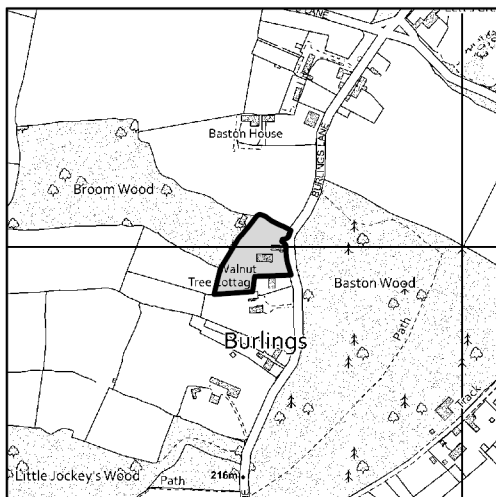
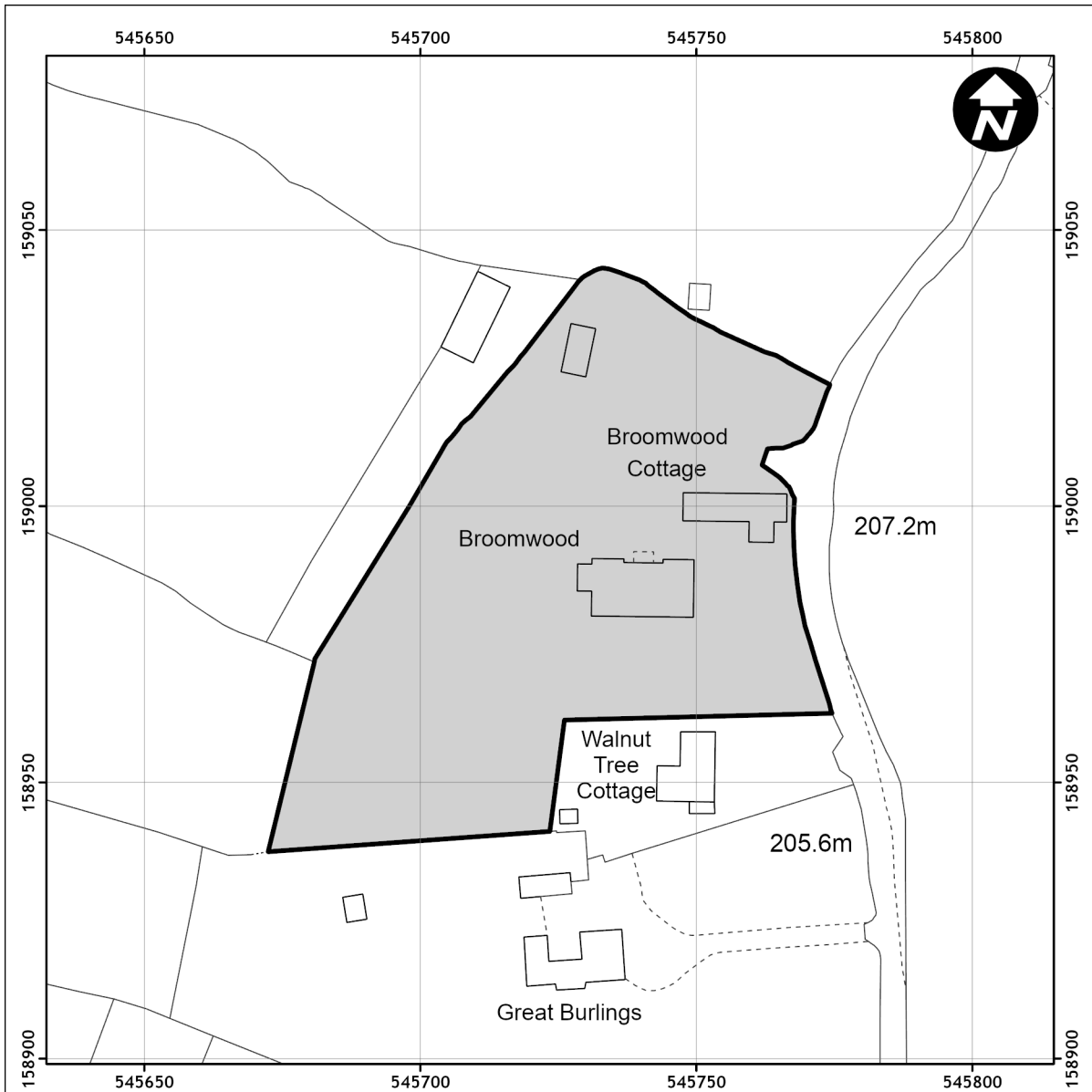
Site and block plan

Contact Officer(s): Louise Cane: 01732 227000

Richard Morris
Planning Officer

[Link to application details:](#)

[Link to associated documents:](#)



Site Plan

Scale 1:1,250

Date 22/06/2022



© Crown copyright and database rights 2022
Ordnance Survey 100019428.

BLOCK PLAN

