

4.4 23/01182/HOUSE

Date expired 19 June 2023

Proposal:

Erection of single storey rear extension and associated works

Location:

Humbugs, 31 Hartslands Road, Sevenoaks Kent TN13 3TN

Ward(s):

Sevenoaks Eastern

### **Item for decision**

This application has been called to Development Management Committee by Councillor Clayton due to concerns over the impact of the proposed development on the amenities of the neighbouring properties.

**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: Site Location Plan, Proposed Block Plan (SP1413-23-BlockPlan), Proposed Plans and Elevations (SP1413-23-PL03), Application Form.

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

3) The development hereby permitted shall be constructed entirely of the materials as detailed on the schedule of materials on the planning application form.

To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

4) Within three months of the solar photovoltaic panels being no longer in use/decommissioned, the panels together with associated ancillary equipment and apparatus shall be removed in its entirety from the application site and the roof made good.

To maintain the character and integrity of both the building and the Conservation Area as supported by policies EN1 and EN4 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 comprises a modest, end of terrace property which is situated within both the Hartslands Conservation Area and urban confines of Sevenoaks.

### **Description of proposal**

- 2 Erection of single storey rear extension and associated works.

### **Relevant planning history**

- 3 88/00271/HIST – 2 Storey extension – GRANTED

### **Policies**

- 4 National Planning Policy Framework (NPPF)
- 5 Core Strategy (CS)
  - SP1 Design of New Development and Conservation
- 6 Allocations and Development Management Plan (ADMP)
  - EN1 Design Principles
  - EN2 Amenity Protection
  - EN4 Heritage Assets
- 7 Sevenoaks Town Neighbourhood Plan
  - C1 – Heritage
  - C4 – Character Area Assessments
- 8 Other guidance:
  - Residential Extensions Supplementary Planning Document
  - Hartslands Conservation Area Appraisal and Management Plan, 2011
  - Sevenoaks District Conservation Area Design Guidance, 2019

### **Constraints**

- 9 The following constraints apply:
  - Sevenoaks Urban Confines

- Conservation Area (Hartslands)

## Consultations

### 10 Sevenoaks Town Council

Sevenoaks Town Council recommends refusal on the following grounds:

- Over-development of the property given its location in the Conservation Area.
- Overshadowing and subsequent loss of amenity to neighbours.
- The depth of the extension is contrary to the Conservation Area Management Plan and is out of keeping and out of scale with the surrounding dwellings.
- It would set an unwelcome precedent.

### 11 Conservation Officer

Paragraphs 199 & 200 of the NPPF require great weight to be given to the conservation of designated heritage assets and note that significance can be harmed or lost through unsympathetic development. The discretely located new work causes no harm to the significance of the conservation area and there is no objection in terms of Policy EN4.

## Representations

### 12 1 objection received. Objecting for the following reasons (in summary):

- Overbearing impact of the development;
- Loss of light;
- Scale, massing, and height of the proposed extension.

## Chief Planning Officer's appraisal

### 13 The main planning considerations are:

- Design and impact on the character and appearance of the area;
- Impact on the character and appearance of the Conservation Area;
- Impact on neighbouring amenity.

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

### 14 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.

### 15 The proposed extension is contained to the rear of the property and will not appear prominently in views from public vantage points as a result. Therefore, the proposed development would not harm, alter, or lessen the contribution that the host property makes to the wider street scene.

- 16 In terms of design, form, and scale, the proposed extension would appear clearly subservient to the host property by virtue of its single storey height and modest scale, with it having a depth of 3.5m nearest the boundary at no.29; width of 6.5m; and a maximum height of 3.76m (3.2m eaves height). Additionally, the proposed addition is modestly fenestrated and is of an overall design that is common within residential settlements.
- 17 The extension would extend into the existing garden space, as noted above. It would, however, retain approximately 7.6 metres of garden, and would be set back from the side boundaries of the property, such that it would not overwhelm the property, interfere with the plot boundaries or dominate its neighbours.
- 18 As such, the proposed addition would not harm the character of the host property in a significant way by virtue of both its design and scale.
- 19 The proposed extension is to be finished with render and tiles. These materials would appear visually similar to those used for the main dwelling and are characteristic of the area. Their use would ensure the extension is well integrated with the main house, and provide a cohesive design approach. Therefore, no concerns are raised in relation to their provision.
- 20 In addition to the above, the proposal includes the provision of solar panels within the rear facing roof slope. Given the discreet positioning of the panels, their provision is considered to be acceptable.
- 21 Based on the above, the proposed development is in accordance with policy EN1 of the ADMP, SP1 of the Core Strategy, and policy C4 of the Sevenoaks Town Neighbourhood Plan.

#### **Impact on the character and appearance of the conservation area**

- 22 The NPPF states that great weight should be given to the conservation of heritage assets (para.199).
- 23 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. Similarly, Policy C1 of the Sevenoaks Town Neighbourhood Plan reinforces this view by stating that proposals should preserve and enhance the setting of a heritage asset.
- 24 In this case, and as stated above, the proposed development would not be viewable from public vantage points within the streetscene. Referring to the Hartsland Conservation Area Appraisal and Management Plan, the character of Hartsland Road itself – from its domestic scale properties, to its sense of enclosure, to its characteristic use of painted brickwork, stucco and timber boarding – would be maintained. In other respects, I consider that the proposal would be consistent with the principles set out in the Conservation Area Design Guidance and the Management Plan. It would respect the character of the existing building and its relationship with the street and would use materials in keeping with the main dwelling and wider street scene. Further, it would not dominate the property of its neighbours, maintaining the existing boundary lines.

- 25 As such, it is considered that the extension would not have a material impact upon the Conservation Area and would conserve its character and appearance.
- 26 Therefore, as indicated above, and guided by the advice of the Conservation Officer, the proposed development is in accordance with both policy EN4 of the ADMP and Policy C1 of the Sevenoaks Town Neighbourhood Development Plan.

### **Impact on neighbouring amenity**

- 27 In terms of light impacts, the Residential Extensions SPD suggests utilising a 45° test to assess the potential loss of ambient daylight to neighbouring properties. The proposed extension passes the 45° test on elevation against the rear fenestrations of the neighbour at 29 Hartslands Road; it is therefore deemed acceptable in this respect.
- 28 Additionally, in terms of direct sunlight, this neighbour is situated south of the proposed extension, meaning that they will still enjoy sunlight to the rear garden area and windows in the evening as they do presently. It is also worth noting that, as the proposed development is situated north of this neighbour, the shadow to be cast by the extension would project away from the shared boundary between the application site and the property at no.29 Hartsland Road.
- 29 The proposed extension comfortably passes the 45° test on both plan and elevation against the fenestrations at 33 Hartslands Road. Additionally, the spacing between the application property and this neighbour will prevent an unacceptable loss of direct sunlight.
- 30 In terms of visual intrusion, paragraph 5.5 of the Residential Extensions SPD states that proposed developments should not significantly alter the nature of the outlook from neighbouring properties. The rear outlook from the neighbour at no.29 looks towards the rear of properties which line Bethel Road. While the extension would be visible, the principal outlook would not be significantly altered as a result of the development, as there is only modest increase in built form appearing from the ground floor windows when looking toward the application site.
- 31 Similarly to the above, the outlook from any of the other properties in the immediate vicinity also comprises views across rear gardens towards largely built form. The proposed development would not significantly alter the nature of their outlook, or result in a sense of enclosure.
- 32 In terms of whether the proposed development would result in the loss of privacy to any of the neighbouring properties, as the proposed extension is modestly fenestrated, and single storey in nature, the proposed extension would not significantly increase the level of overlooking with any neighbours when viewed comparatively with the site as existing.

### **Conclusion**

- 33 In conclusion, the proposal is in accordance with Policies EN1 and EN4 of the ADMP, Policy SP1 of the Core Strategy, and Policies C1 and C4 of the Sevenoaks Town Neighbourhood Plan.

- 34 As highlighted in the report above, the proposed development does comply with the NPPF, our adopted development plan, and the Sevenoaks Town Neighbourhood Plan.
- 35 It is therefore recommended that this application is approved.

### **Background papers**

- 36 Proposed Block Plan (SP1413-23-BlockPlan)
- Proposed Plans (SP1413-23-PL03)

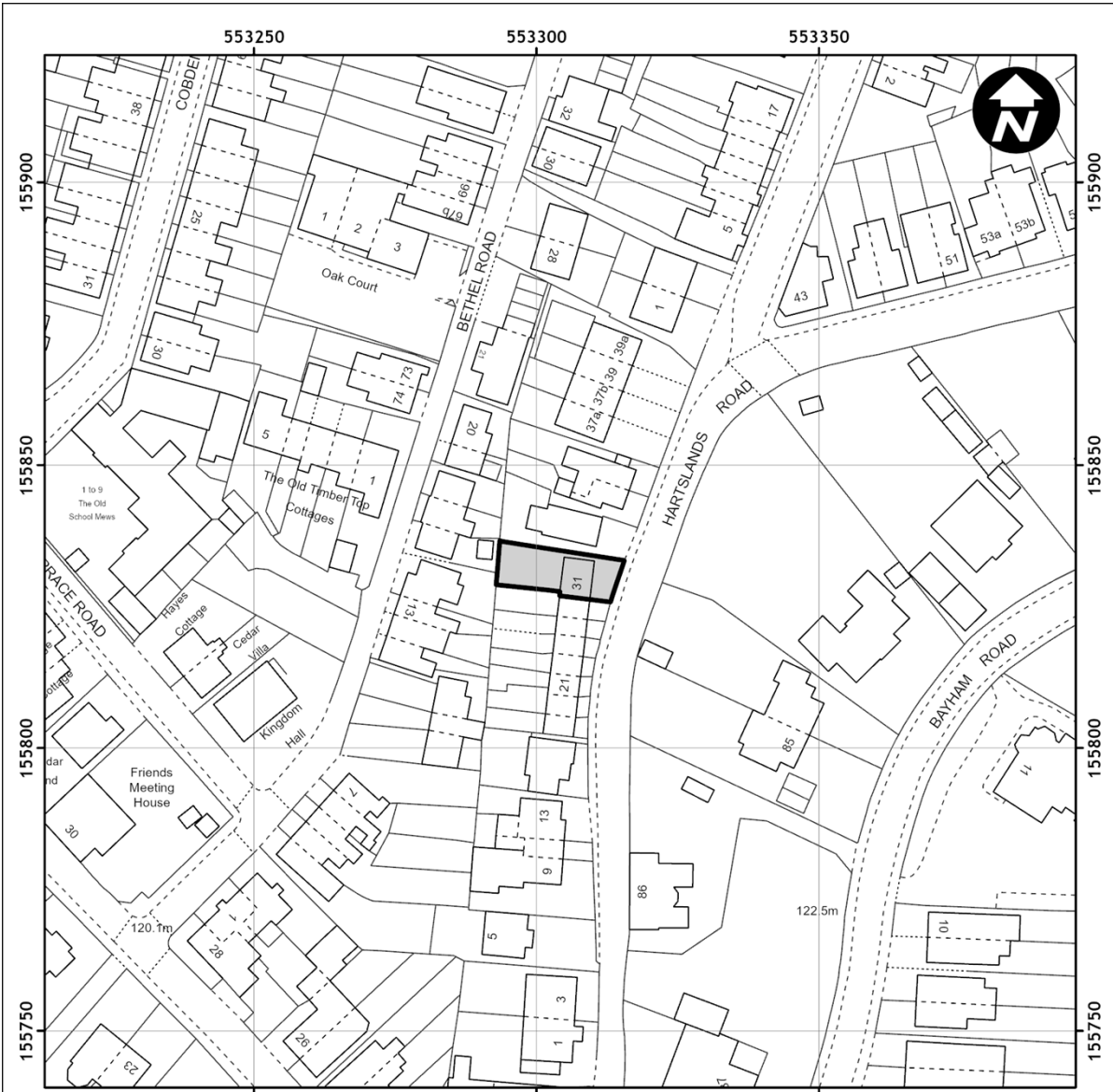
Contact Officer(s): Christopher Park

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

[Link to application details:](#)

[Link to associated documents:](#)



# Site Plan

Scale 1:1,250  
 Date 28/06/2023



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 Ordnance Survey 100019428.

BLOCK PLAN

