

4.1 - 24/01461/HOUSE

Revised expiry date 9 September 2024

Proposal:

Removal of existing shed. Infill ground floor front, rear extension, garage conversion to habitable space, first floor side extension, and installation of roof solar panels and rooflights.

Location:

9 Bond Close, Knockholt, Kent TN14 7NB

Ward(s):

Halstead, Knockholt & Badgers Mount

Item for decision

This application has been called to Committee by Councillor Grint due to concerns that the proposal may lead to overdevelopment of the site.

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) Prior to the commencement of development above damp-proof course, details of the external materials to be used for the development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To ensure that the appearance of the development is in harmony with the existing character of the house and 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: PLN06, PLN07, PLN08, PLN09, PLN10

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 consists of a two-storey dwelling attached on both sides to other dwellings. The house is located on the residential street of Bond Close in Knockholt. The dwelling forms one of a short row of dwellings of similar character, although a number of extensions and additions have been made, creating variety in the street. Dwellings

at either end of the row, in particular, have been substantially altered to create larger properties. The surrounding area is mixed in terms of dwelling type and size.

Description of proposal

- 2 This householder application seeks planning permission for the removal of the existing shed and the construction of an infill ground floor front and rear extension, garage conversion to habitable space, first floor side extension, and installation of roof solar panels and rooflights.
- 3 The dwelling would retain three bedrooms but allow for the creation of more generous living spaces downstairs, including a study space and ancillary storage/utility space, and larger bedroom spaces and bathrooms upstairs.

Relevant planning history

- 4 No relevant planning History

Policies

- 5 National Planning Policy Framework (NPPF)

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.

This paragraph 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 proposed⁷; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Footnote 7 (see reference above) relates to policies including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

- 6 Core Strategy (CS)

- SP1 Design of New Development and Conservation

- 7 Allocations and Development Management (ADMP)

- SC1 Presumption in Favour of Sustainable Development
- EN1 Design Principles
- EN2 Amenity Protection
- T2 Vehicle Parking

- 8 Other:

- Residential Extensions Supplementary Planning Document (SPD)

Constraints

9 The following constraints apply:

- No Constraints.

Consultations

10 Knockholt Parish Council has objected to the development on the following grounds:

- This proposal would be an excessive development for the site which far exceeds any other previous development in the area.
- It further reduces the availability of smaller scale properties when the lack of has already been highlighted in Sevenoaks District Councils Housing survey.
- This proposal will exacerbate the already increasing vehicle density in Bond Close due to the increase in bedroom size and as there is no provision for extra parking.
- If Sevenoaks are minded to grant this application, we would request that all Permitted Development rights are removed for the entire site.
- Finally, we would support any legitimate neighbour concerns.

Representations

11 Five letters of support have been received relating to the following issues:

- The works to the property would improve the street scene.
- They would match other developments in the street that have already been built.
- The proposal would provide adequate parking.

12 Three letters of objection have been received relating to the following issues:

- Impact from the loss of parking in the garage.
- Impact on street parking.
- No site notice has been displayed.

Chief Planning Officer's appraisal

13 The main planning considerations are:

- Impact on the Street Scene and Character of the Area
- Impact on Residential Amenity
- Other Issues

Impact on the street scene and character of the area

14 The relevant policies relating to design and the character of the area are Policy SP1 of the Core Strategy and Policy EN1 of the ADMP. The Residential Extensions SPD is also applicable. The NPPF, paragraph 131, emphasises the importance of good design.

15 The location of the works means they would be visible within the street scene and would impact on the character of the property within the street, partially filling a gap between dwellings at first floor level that are a feature of this part of the street. The proposed first floor side extension would, nonetheless, be well integrated into and not

dominate the front elevation of the dwelling. It would maintain the prominence of the two-storey element of the house, with a single storey link, responding to the established arrangement of built form on the street.

- 16 The proposed changes reflect other developments within the street. It is noted, for example, that an application at No.12 Bond Close, was granted planning permission in 2021 for a similar extension to that currently proposed, with a first-floor extension extending sideways over the single storey element of the dwelling (reference 21/03518/HOUSE, amended by 23/00299/CONVAR). I noted from my site visit, as referenced above, that dwellings at either end of the street have been substantially altered so creating more substantial properties. The proposed development would be consistent and in keeping with these wider changes within the street.
- 17 The first-floor extension would be set back from the front elevation, softening its impact. The roof would be integrated into the existing roof form, not exceeding the ridge height, thus not appearing unduly prominent within the street. The proposed roof alterations in their totality, although adding additional bulk to the dwelling, would be set in and back from the main roof line, such that, again, they would not create an incongruous or obtrusive addition.
- 18 The infill front extension would be limited and not protrude forward of the existing front elevation. It would be of limited size and blend into the existing house, providing a cohesive frontage to the property.
- 19 The single storey rear extension, by virtue of its size and siting, would not have a material impact on the street scene. It would blend into the rear of the existing house, being characteristic of a modern domestic extension.
- 20 The solar panels would be located on the front and rear elevation of the house. The panels would lie against the roof slope and as such would not be obtrusive within the street scene. They would not result in a bulk, mass or form development that would significantly impact the design of the dwelling. Further, the proposal would provide a new form of sustainable energy to serve the extended dwelling, responding to the aims of the NPPF and to Policy SP2 of the Core Strategy by providing a form of sustainable development.
- 21 The materials proposed for the exterior would comprise render (changed from the existing brick finish) with plain clay roof tiles. The change in materials would not detract from the street scene due to the variety within it, which includes rendered properties (such as the neighbouring house at no.20). Full details of external materials can be secured by condition.
- 22 The proposal would not see an increase in bedrooms and would maintain the current off-street parking arrangement, although with the loss of the garage. The driveway has sufficient parking for two cars which is the requirement under Policy T2 of the ADMP. The parking provided is compliant with our local policies.
- 23 The proposal meets the requirements of the NPPF and 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.

Impact to neighbouring amenity

- 24 Policy EN2 of the ADMP and our Residential Extensions SPD are relevant in the consideration of this application. Policy EN2 requires proposals to provide adequate

residential amenities for existing and future occupiers of the development and to safeguard the amenity of adjoining residents.

- 25 Having conducted the loss of light test as per the SPD the proposal would pass the relevant tests in relation to the impact on the neighbouring dwellings.
- 26 The extension would include new windows in the rear elevations, including at first floor level. Given that a first-floor rear facing window is already in place, the proposed windows would not result in a material change in overlooking than experienced currently. Such oblique views are, in any event, a regular occurrence in residential development. The boundary treatment would offset any impacts from ground floor windows.
- 27 There would be no new side facing windows.
- 28 I am satisfied that the proposed relationship to neighbouring properties means that the outlook from these properties would not be unacceptably impacted upon.
- 29 The proposal would, therefore, be acceptable overall in terms of impact on amenities and would meet the requirements of the NPPF and Policy EN2 of the ADMP.

Other issues

30 Comments from Knockholt Parish Council

- 31 In terms of the comments regarding the housing supply in the area, the application is submitted for a householder extension development. The housing needs surveys to inform the delivery and mix of new housing in the district and are not intended to restrict existing residents from pursuing extensions to existing properties. There would be no policy grounds to resist extensions on this basis.
- 32 As the scheme would comply with both local and national planning policy, there would be no policy reason to remove permitted development rights, which the National Planning Practice Guidance warns may not pass the test of reasonableness or necessity.
- 33 In relation to publicity requirements for the application, national legislation requires that such applications are publicised by means of site notice or by notifying adjoining owners and occupiers. In this instance, as all neighbouring properties are known and no other specific constraints apply, publicity was carried out by way of letters to neighbouring properties. A site notice was not required in this instance, taking into account national legislation and the Council's adopted approach to community consultation.

Community Infrastructure Levy (CIL)

- 34 The proposal is not CIL liable.

Conclusion

- 35 On considering the above, it is recommended that this application be approved, as the development conforms to the relevant Development Plan policies at local and national level.

Recommendation

36 It is therefore recommended that this application is GRANTED.

Background papers

37 Site and block plan

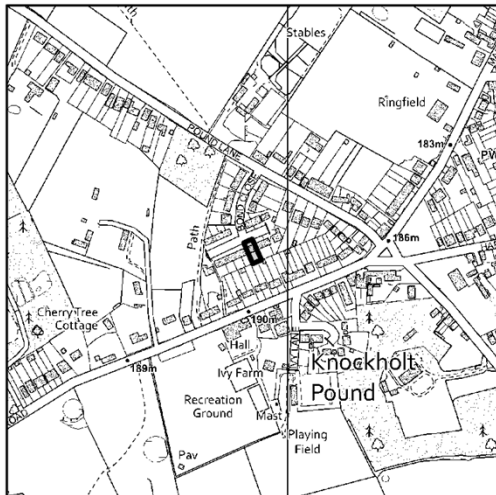
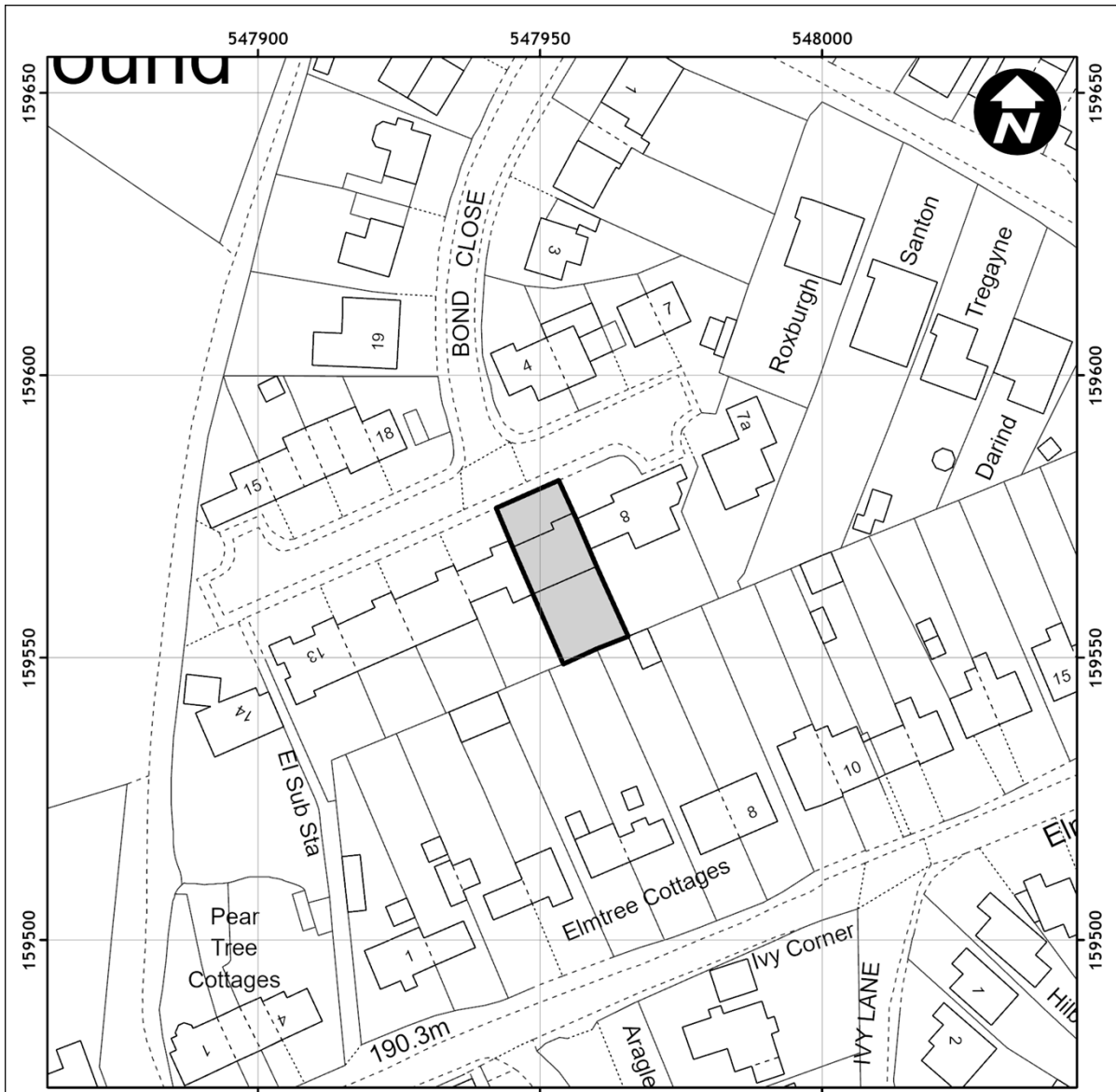
Contact Officer(s):

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[Link to application details:](#)

[Link to associated documents:](#)



Site Plan

Scale 1:1,250
Date 02/08/2024



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Ordnance Survey AC0000822250

PROPOSED BLOCK PLAN

