

5.01 - SE/12/00382/HOUSE Date expired 4 May 2012

PROPOSAL: The erection of a two storey side extension, single storey rear and front extension, and raised timber decking

LOCATION: 61 St Johns Road, Sevenoaks TN13 3NB

WARD(S): Sevenoaks Town & St Johns

ITEM FOR DECISION

This application has been referred to the Development Control Committee since the Officer's recommendation is at variance to the view of Sevenoaks Town Council and at the request of Councillor Raikes who agrees with the comments made by Sevenoaks Town Council that the proposal has a detrimental impact on streetscene, involves loss of parking and is out of character with the area.

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 development shall be those indicated on the approved plan submitted 10.02.12.

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 District Local Plan.

3) No part of the roof of the single storey rear extension hereby approved shall be used as a balcony or terrace nor shall any access be formed to it, despite the provisions of any Development Order.

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

4) No development shall be carried out until details of a privacy screen to be erected along the northern edge of the rear decked area shall be submitted to and approved in writing by the Council. The privacy screen shall be erected in accordance with the approved details and retained thereafter.

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

5) The vehicle parking spaces shown on the approved Block Plan shall be provided and kept available for such use at all times and no permanent development shall be carried out on the land so shown or in such a position as to preclude vehicular access to

the vehicle parking spaces.

To ensure a permanent retention of vehicle parking for the property as supported by policy EN1 of the Sevenoaks District Local Plan.

6) The development hereby permitted shall be carried out in accordance with the following approved plans: those plans submitted on 23.02.12 and 10.02.12.

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

In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:

The South East Plan 2009 - Policies CC6

Sevenoaks District Local Plan - Policies EN1 and H6B

Sevenoaks District Core Strategy 2011 - Policies LO2 and SP1

The following is a summary of the main reasons for the decision:

The development would respect the context of the site and would not have an unacceptable impact on the street scene.

Any potentially significant impacts on the amenities of nearby dwellings can be satisfactorily mitigated by way of the conditions imposed.

Description of Proposal

- 1 The application seeks the approval of the erection of a single storey front projection, a two storey side extension a single storey rear extension and an area of raised decking. The proposed single storey front projection would project 2.2m off of the front elevation of the house with a roof pitched back up to the front of the house.
- 2 The two storey side extension would replace the existing integral garage projection, which abuts the shared boundary with 59 St Johns Road to the south. The extension would extend out to abut the shared boundary again but would be set 1m in from the shared boundary at first floor level. The addition would tie into the roof height of the existing house.
- 3 The single storey rear extension would project 4m off of the rear of the house and would have a flat roof. The raised decked area would also project 4m off to the rear of the house, being raised a maximum of 0.65m.

Description of Site

- 4 The application site comprises a link detached, two storey dwelling located on the western side of St Johns Road, between the junctions with St Georges Road and St James Road. The frontage of the plot is fairly open with some soft planting to the front boundary and in the front garden area. The levels of the site fall from south to north and from east to west.

Constraints

- 5 The site lies within the built confines of Sevenoaks.

Policies

South East Plan

6 Policy- CC6

Sevenoaks District Core Strategy

7 Policies- L02 and SP1

Sevenoaks District Local Plan

8 Policies- EN1 and H6B

Other

9 Residential Extensions Supplementary Planning Document (SPD)

10 Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD)

11 The National Planning Policy Framework (NPPF)

Planning History

12 None relating to this application.

Consultations

Sevenoaks Town Council

13 Commented on 08.03.12 - 'Sevenoaks Town Council recommended refusal on the following grounds:

- Detrimental impact on street scene
- Loss of parking
- Out of character with area'

Representations

14 Two letters of representation have been received from the same neighbour raising concerns regarding the use of the ground floor rear extension as a first floor terrace area and the extension over existing drains.

Group Manager - Planning Appraisal

Principal Issues

15 The main issues in this case are the potential impact on the character and appearance of the street scene and the potential impact on neighbouring amenity. Other issues include parking provision, highways safety and drainage.

Impact on the character and appearance of the street scene

16 Policy EN1 of the Local Plan, which is considered to be broadly consistent with the NPPF, states that the form of the proposed development, including any buildings or

extensions, should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. This policy also states that the design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard.

- 17 Policy EN1 is supported by policy H6B and Appendix 4 of the Local Plan as well as the Residential Extensions Supplementary Planning Document. This policy and guidance provides details relating to the design of residential extensions and outbuildings.
- 18 The Sevenoaks Residential Character Area Assessment SPD defines limited locally distinctive positive features of the area as being trees and hedges at some front boundaries providing a contrast to the built form and some mature trees within rear gardens visually enclosing the road, and views of the North Downs.
- 19 The proposed single storey front projection would project just over 2m to the front of the existing house. However, the building line of the street varies and the property would retain a distance back from the plot frontage that would still be akin to other properties in the locality.
- 20 The two storey side extension would retain a metre gap at first floor level, with the first floor element of the extension being stepped in. The neighbouring property, 59 St Johns Road, possesses an integral garage that stands abutting the shared boundary between the two properties. The two storey element of the neighbouring property is therefore set a good distance back from the proposed side wall of the two storey extension.
- 21 Due to the position of the single storey rear extension and the raised decked area these would not be easily viewed from the street to the front.
- 22 Materials proposed to finish the exterior of the extensions would mainly match those of the existing property, with matching render for the walls, matching tiles for the roof. The proposal also involves the introduction of vertical clad weather boarding. This would introduce a more modern appearance to the house, which would not be detrimental to the appearance of the street scene.
- 23 Overall, it is therefore considered that the proposal would preserve the character and appearance of the street scene.

Impact on neighbouring amenity

- 24 Policies EN1 and H6B of the Sevenoaks District Local Plan require that any proposed development should not have an adverse impact on the amenities of neighbours and also ensures a satisfactory environment for future occupants. The Council's Residential Extensions SPD also provides guidance relating to the design of extensions to dwellings.
- 25 The properties most affected by the proposal would be the two adjacent houses, 63 St Johns Road to the north and 59 St Johns Road to the south. Other neighbouring properties including 2 St Georges Road to the rear are deemed to be sufficient distance away.
- 26 59 St Johns Road is positioned in line with No.61 but at a higher level to the application site. The proposed two storey extension would project towards No.59 and the single storey rear projection would project to the rear, adjacent to the shared boundary and the integral garage of No.59. Outlook from rear facing windows would

not be affected by either the side and rear extensions. One side facing window exists in the north elevation of No.59 but this serves a bathroom. Due to the drop in levels across the site the outlook from the rear amenity area would also not be significantly impacted upon with views being retained over both the side and rear extensions.

- 27 The proposed extensions would pass the 45 degree angle test in both plan and elevation and so the extensions would not cause a significant loss of daylight or sunlight to windows in No.59 or the rear amenity area of the property.
- 28 Finally, the neighbour raises a concern regarding the possible loss of privacy and overlooking from the roof of the single storey rear projection. It would be possible to include a condition on any approval of consent requiring a planning application to be submitted if the owner of No.61 wished to use this area as a terrace so that future development could be controlled. Views out of the rear facing window of the two storey side extension would not be significantly different from those available from existing first floor rear facing windows, with views across to the rear amenity area of No.59 at an oblique angle.
- 29 63 St Johns Road is set slightly back from No.61 and at a lower level to the application site. The proposed extensions would be focussed to the southern side of the building and so would be sufficient distance away from No.63 not to cause a detrimental impact.
- 30 The main concern from the point of view of No.63 would be the introduction of the raised decked area to the rear of No.61, which would project 4m off of the rear wall of the house and would be raised a maximum of 0.65m. Given the fact that No.63 lies at a lower level to No.61, views into the rear amenity area of No.63 would potentially be more available from the area of decking. Views across to the side windows of No.63, which are secondary windows to a lounge and bedroom, would be no different from the existing situation.
- 31 To alleviate the concern it would be possible to condition details of a privacy screen to be erected along the northern edge of the decked area.
- 32 It is therefore considered that, on balance, the proposal would preserve the amenities currently enjoyed by the occupiers of the neighbouring properties.

Other Issues

Parking provision and highways safety

- 33 The proposal involves the creation of three parking spaces to the front of the house accessed via the existing vehicular access onto the site. This provision would comfortably meet the current parking standards for a property of this size in this location and the continued use of the access onto the site would be wholly acceptable.

Drainage

- 34 The letter of representation received highlights a concern regarding the building of the front extension over an existing drain. It will be for the applicant to ensure that they have the necessary drainage consents from drainage authoriser and building control before commencing work if it is the case that the proposal would affect the existing drainage system.

Access Issues

35 None relating to this application.

Conclusion

36 It is considered that the proposed extensions would preserve the character and appearance of the street scene. Consequently the proposal is in accordance with the development plan and therefore the Officer's recommendation is to approve.

Background Papers

Site and Block Plans

Contact Officer(s): Mr M Holmes Extension: 7406

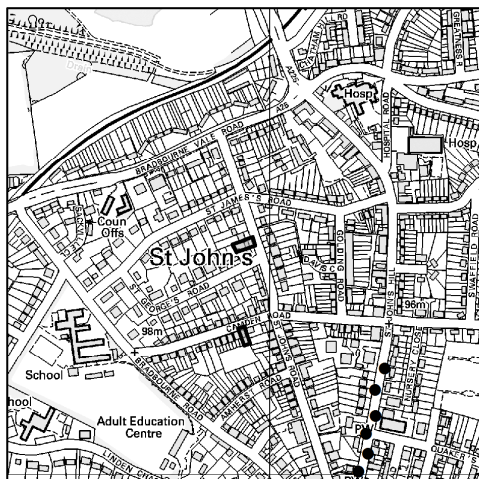
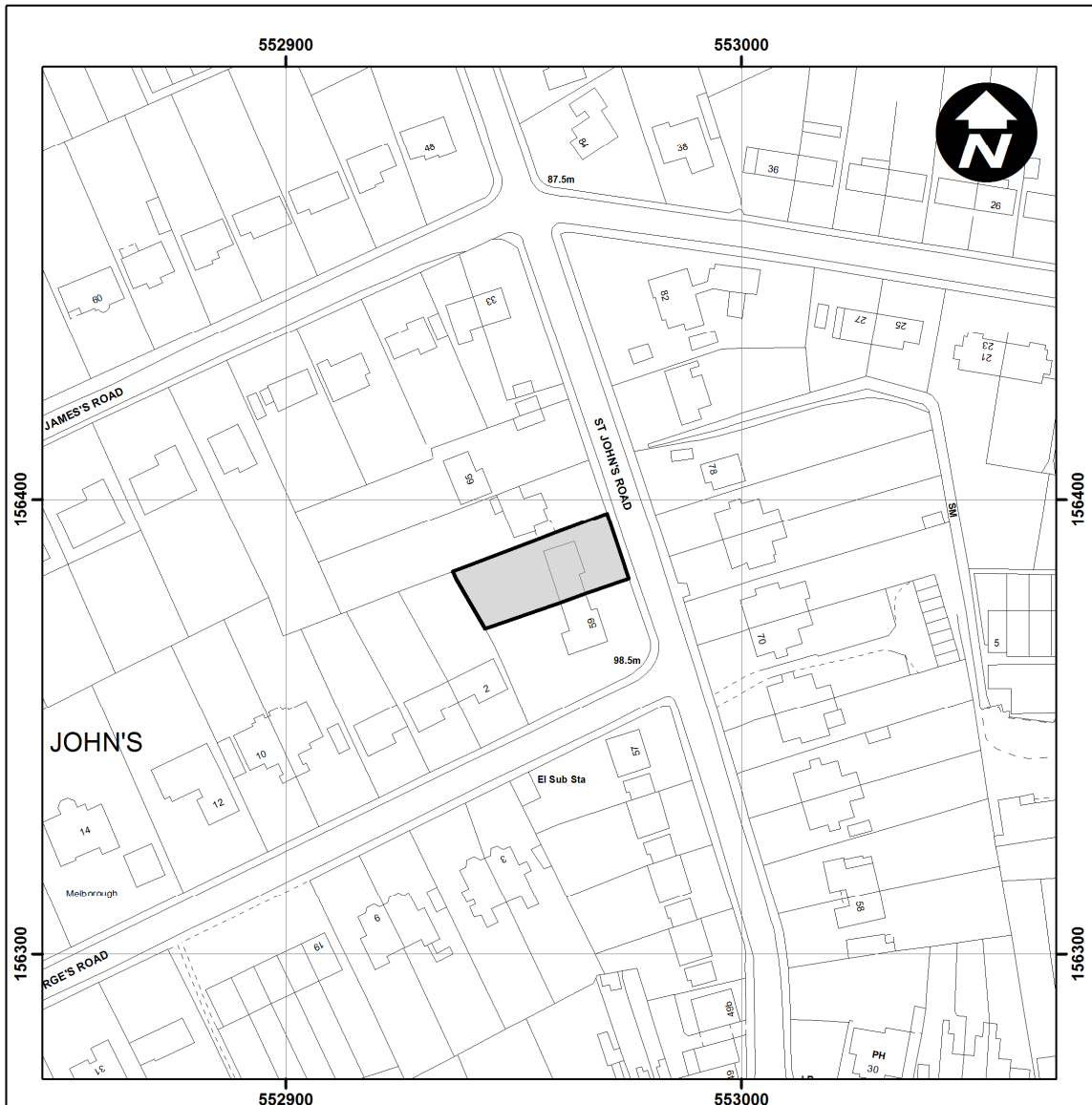
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LZ6P4MBK0CR00>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LZ6P4MBK0CR00>



Site Plan

Scale 1:1,250
Date 08.05.2012



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Sevenoaks District Council, 100019428, 2012

BLOCK PLAN

Front garden cut back levelled and block paved and laid to fall away from road

3 No Car parking spaces