



To safeguard the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan.

5) All soft landscape works shall be carried out before the first occupation of the development hereby permitted. The landscape works shall be carried out in accordance with the approved details.

To safeguard the visual appearance of the area as supported by EN1 and EN23 of the Sevenoaks District Local Plan.

6) If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To safeguard the visual appearance of the area as supported by EN1 and EN23 of the Sevenoaks District Local Plan.

7) The development hereby permitted shall be carried out in accordance with the following approved plans: 4325-PD-001, 002, 003, 005, 004, 006A, 007A, 008 and 009B

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

8) Prior to the commencement of the development hereby permitted, details of acoustic insulation of the proposed swimming pool plant room shall be provided to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details and thereafter maintained as such.

To safeguard the amenities of the occupiers of properties adjacent to the site as supported by Policy EN1 of the Sevenoaks District Local Plan.

9) The extension(s) hereby permitted, including the swimming pool / gym element shall be used only in connection with the residential occupation of the dwellinghouse and shall not be used for any commercial or other purposes including use as a separate dwelling.

To prevent harm to the amenities of the area and to prevent harm to the amenities of neighbours in accordance with EN1 of the Sevenoaks Local Plan.

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

The South East Plan 2009 - Policies CC6, BE6

Sevenoaks District Local Plan - Policies EN1, EN23, H6B

Sevenoaks District Core Strategy 2011 - Policies SP1

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

The development would preserve the special character and appearance of the Conservation Area.

The development would not have an unacceptable impact on the residential amenities of nearby dwellings.

#### Description of Proposal

- 1 Planning permission is sought for the following extensions and alterations to the dwelling:
- 2 The replacement of the demolished 'west wing' part (see SE/12/01208/CAC) with a two storey projecting wing with front catslide roof and dormers creating a first floor. The extension would have a width of approximately 14.25m off of the remaining original part of the dwelling. The extension would have an overall height of 8.4m with a stepped down part adjacent to the original dwelling. This element has a rear projecting two storey gable element and single storey elements with a link to the proposed pool element. Rooflights would be placed in the rear roof slope to create a 2nd floor bedroom.
- 3 The erection of a part single storey, part two storey extension to the rear of the dwelling incorporating a gable element and adjacent balcony. The two storey rear element would extend approximately 4m to the rear of the existing rear wall.
- 4 The erection of a replacement 4 x 2.5m porch to the main entrance with pitched roof and front gabled canopy.
- 5 The erection of a swimming pool and gym link attached building adjoining extension (a) above. The main body of this element would have a floor area of approximately 20.5m x 8.5m with a gabled roof to a height of 5.5 - 6.2m above adjacent floor level (the ground slopes down from south to north).
- 6 This application is essentially a resubmission of approved application SE/11/00370/FUL with an amended design and appearance. The application drawings outline the position and extent of the previously permitted scheme. The previous approval allowed for a detached replacement pool building and it is now shown as link attached.

#### Description of Site

- 7 The application site consists of one large detached dwelling with adjoining garage and swimming pool extension set within a large landscaped and well treed curtilage. The original dwelling is of an Arts & Crafts style with a main east-west ridge to hip and catslide and two storey front and rear projecting gable element. The main dwelling is constructed with timber frame effect and render with tile hanging to the gable element. The roof is finished with plain tiles.
- 8 The dwelling fronts onto Wildernesse Avenue, though is set back from the highway by approximately 25 - 30 metres (in line with surrounding properties in the vicinity). Unlike other surrounding properties, the dwelling is orientated so that it faces the road at a 45 degree angle. As is generally the case within the Wildernesse Conservation Area, the front of the dwelling is generally obscured by a large amount of mature planting. Access roads run adjacent to both east and west boundaries to houses on plots to the rear of the dwellings on Wildernesse Avenue. The trees on the verges of the avenue to the front are protected.

## Constraints

- 9 The application site is located within the urban area of Sevenoaks and within the Wilderness Conservation Area. The dwelling is not listed and there are no protected trees within the site.

## Policies

### *Sevenoaks District Local Plan*

- 10 Policies - EN1, EN23, H6B

### *South East Plan 2009*

- 11 Policies - CC6, BE6

### *Sevenoaks Core Strategy 2011*

- 12 Policies - SP1

### *Other –*

- 13 National Planning Policy Framework

## Planning History

- 14 11/00370/FUL - Demolition of west wing, garaging and pool annexe and erection of new and replacement extensions including basement and accommodation in the loft space with one roof balcony to south. Erection of a new self-contained pool house. – Granted

11/00371/CAC - Demolition of west wing, garaging and pool annexe. – Granted

10/02993/CAC - Demolition of existing west wing, garaging and pool annexe and erection of new and replacement extensions including basement and accommodation in roof space in loft with roof balconies to south. Erection of new self contained pool house. – Withdrawn

10/02992/FUL - Demolition of west wing, garaging and pool annexe and erection of new and replacement extensions including basement and accommodation in the loft space with roof balconies to south. Erection of a new self-contained pool house. – Withdrawn

06/01948/FUL - Alteration of existing front wall & installation of electrically operated gates. – Granted

83/01321 – Part single storey / part two storey extensions incorporating swimming pool, double garage and additional vehicle and pedestrian access – Granted

## Consultations

### *Conservation Officer*

- 15 Fairlawn is set at an angle to the road frontage such that the proposed rear and side additions would not be prominent in the CA. The property is identified in the CA Appraisal as 'contributing to character' largely because of its Arts and Crafts style, the fundamental features of which are a mix of timber frame tile hanging and render, with a varied roof form. The proposal is a variation on SE/11/00370/FUL approved in 2011. The elements of the house to be demolished are not part of the original ones. The side addition would be set back slightly from the front wall and have a break in its ridge line to distinguish old from new. I am satisfied that the house as extended would retain the character and not be intrusive in the CA. Recommend approval.

### *Trees and Landscape Officer*

- 16 This current proposal brings the proposed development closer to the bulk of the house instead of being separated and further away. This proposal is more acceptable than the previously consented to scheme in that it avoids fragmentation of the buildings. Having stated this, the tree removal plan attached to the arboricultural consultants report. Proposes to remove a variety of trees located within the south western corner of the rear garden even though the proposed development is to be moved further towards the main house and away from this section of the property. This garden is very secluded with high evergreen mature hedging. Any external views of these trees are very fleeting. Any amenity value that might be present is very limited due to the seclusion. I do not therefore offer any objections to this part of the proposal.
- 17 Tree removals are also proposed for the front garden area. The trees nearest to the eastern wing of the house are species that have the potential to grow to large dimensions and are not appropriate this close to a building. The remaining smaller tree removals are to accommodate the new drive area and can be replaced by a suitable planting scheme.
- 18 Sevenoaks Town Council - Sevenoaks Town Council recommended refusal on the following grounds:
- overdevelopment of the site;
  - contrary to EN1 of the LDF;
  - loss of amenity to neighbouring properties.

## Representations

- 19 Two letters of objection have been received from a neighbour. These letters raises the following concerns:
- the Leylandii hedge to the west boundary of the site is not owned by the applicant. The hedge might be damaged or destroyed by the development;
  - the site is above the level of Quarry Dean;

- the proposal would result in overlooking from proposed windows;
- the proposal would lead to a 'light nuisance' as a result of proposed windows to the extension, roof lantern and swimming pool windows;
- the proposal would result in noise disturbance from the swimming pool element and air source heat pumps [now removed from the scheme];
- the freestanding chimney would result in smoke, smells and pollution.

#### Group Manager - Planning Appraisal

- 20 With regards to the relevant policies of the Development Plan listed above, the main considerations in this case are the impact of the development upon the special character and appearance of the Conservation Area (including the character of the existing dwelling and the on-site landscaping), the impact of the development upon the amenities enjoyed by neighbours and any other relevant issues such as access and parking.
- 21 Regard should be given, where relevant, to extant planning permission SE/11/00370/FUL which allows for a similar west extension along with a detached pool house, single storey rear extensions and loft conversion with inverted dormers and rooflights.

#### *Character and Appearance of the Conservation Area*

- 22 The dwelling is located within the Wildernesse Conservation Area and is noted as a building contributing to character. The main body of the building is constructed in an Arts and Crafts style. The dwelling is substantially set back from the roadway by approximately 25 - 30 metres and is partially obscured from view from the front by trees and planting. Railings and gates mark the front boundary and access of the dwelling.
- 23 Policy EN23 of the Local Plan reiterates the presumption that development within conservation areas should preserve or enhance their special character and appearance.
- 24 The character of the Conservation Area is developed both through the subservience of the dwellings to the landscape and the predominantly treed and vegetated appearance of the surroundings and through the architectural merit of the dwellings themselves. It is noted that the subservience of the dwellings is as a result of the large plots and generally large widths to boundaries which allow glimpses of trees and vegetation around and beyond the dwellings.
- 25 In this case, the surviving part of the original dwelling is of an interesting character with an interesting roof form and well proportioned division of the east-west timber / render portion and front and rear projecting gable. The site is particularly well treed to the front boundary (inside and outside of the site area) and along the side boundaries. It is noted that the Leylandii hedge to the west of the site, adjacent to the access to Shelrok and Herons Rest is not within the application site.
- 26 The proposal removes the existing two storey western projection which is of little merit in its own right and the unsympathetic double garage and large single storey

swimming pool elements. The main two storey western projection now would be partially visible from Wildernesse Avenue albeit seen through the intermediate planting and vegetation. This element would however complement the character of the existing dwelling and would not overwhelm the form and appearance of the dwelling. The proposed extension contains a clear break of roof line to differentiate it from the main dwelling and this result in an appearance of subservience to the remaining original part of the dwelling. The use of the front catslide roof and subservient single dormers to the first floor reduces the visual impact of the development and ensures the subservience of this element. Whilst the western extent of the extension would come closer to the boundary than the approved scheme, the partial set back of the first floor and the use of a full hip with modest eaves height prevent the development from appearing hard-up to the edge of the site. The position of the extension allows for the retention of trees and planting to the front of the site and on the slightly higher level land to the east of the dwelling so as to preserve the well landscaped nature of the surroundings.

- 27 The proposed porch is in keeping with the style and appearance of the dwelling and particularly uses cat slide type roof to tie the element into the character of the original dwelling.
- 28 The additions to the rear of the dwelling and the swimming pool would not be prominent in the Conservation Area and would not be seen from Wildernesse Avenue to the front nor from any other public / semi-public land. The rear projections are subservient to the form of the dwelling and would not have an adverse impact upon the conservation area. These are of a traditional appearance with the use of gables to reflect that of the front elevation. The proposed swimming pool element is of a fairly simple design and appearance with a gabled roof and single storey link element. The roof of the building would be below that of the extension to the dwelling and would not be prominent in the landscape.
- 29 The Conservation Officer recommends approval of the application and has identified that the house as extended would retain the character of the dwelling and would not be intrusive in the Conservation Area. Samples and details of materials will be required to be submitted prior to the construction of the dwelling.
- 30 The Council's Trees and Landscape Officer has raised no objection to the impact of the proposal upon trees on the site and has indicated that the trees shown to be removed in the arboriculture report are acceptable. It is indicated that the trees to be removed to the rear of the garden are of little amenity value in their own right. Similarly, as previously imposed, a condition should be applied to require replacement and additional planting, particularly to the front garden area to compensate for the removed trees. The arboriculture report submitted sets out the measures required for the protection of the retained trees and a condition should be applied to ensure the development is carried out in accordance with this document.
- 31 Tree removals are also proposed for the front garden area. The trees nearest to the eastern wing of the house are species that have the potential to grow to large dimensions and are not appropriate this close to a building. The remaining smaller tree removals are to accommodate the new drive area and can be replaced by a suitable planting scheme.

- 32 With reference to the Town Council's response, for the reasons set out above, the proposal would not result in overdevelopment of the site that would be visually detrimental to the character and appearance of the dwelling of the area generally. The proposal is considered to be of an acceptable design and appearance and not contrary in this respect to Policy EN1 of the Local Plan.

### *Residential Amenity*

- 33 The two storey extended parts are predominantly adjacent to the western boundary of the site where two driveways give access to Shelrok and Herons Rest to the south-west. The swimming pool element also runs approximately 2.8m from this boundary. Beyond these adjacent driveways is Quarry Dean, a similarly detached property fronting onto Wildernesse Avenue but set closer to the road and orientated directly towards Wildernesse Avenue. This site is at a land level below that of Fairlawn. This dwelling is in excess of 30m from the proposed additions to the west of the dwelling. Trees and planting on both sites and to the access driveways obscure views between the sites at this point, though it is noted that the hedging immediately to the west of the extensions is not within the control of the applicant and could not be relied upon to permanently screen the development. Nonetheless, the closest distance from habitable room to habitable room (proposed bedroom 3 to the bedroom of Quarry Dean) at approximately 31m is significant and in excess of the normally acceptable minimum distance for overlooking (a figure of 21m is often applied).
- 34 The resultant western flank of the dwelling faces towards the rear garden area of Quarry Dean. Other than ground floor windows, two roof lights in the side roof slope of this resultant flank are proposed which appear to be well above eye level (and in any case would look skywards and not towards the neighbouring garden area). The west facing bedroom two window is set back further from the boundary. The plans indicate that this would be obscure glazed.
- 35 Concern has been raised over the proposed chimney to the family room close to the west boundary of the site with regards to smoke, smells and pollution. This chimney is 6 – 6.5m in height above the adjacent ground level and higher still above the ground level of Quarry Dean. The Building Control Officer has indicated that the height and design of the chimney is in general accordance with the Building Regulations. In any case, given the distance between the properties and the height and form of the chimney, the impact in terms of smoke blowing over to the adjacent site is unlikely to be significantly harmful so as to warrant refusal of this application.
- 36 The proposed pool building is close to the western boundary (approximately 2.8m away). The pool building extends rearward from the west wing extension with a single storey link element and replaces the existing pool building in a more forward position. Concern has been raised over both noise and light emanating from this part of the proposal. Whilst some light would escape from the proposed roof lights and to a lesser extent from the facing windows in the flank elevation serving the link corridor, given the distance between this element and nearby properties, the effect is unlikely to be so harmful as to warrant refusal of this application. Similarly, the noise resulting from the use of the pool as an incidental facility to the occupation of the dwelling is unlikely in itself to be sufficiently overwhelming in terms of this consideration. The main opening windows to the pool area face to the east and towards the rear garden area of the property. A



condition could be applied to ensure that the pool and gym facilities are not to be made available for commercial purposes, which in itself might in any case require a separate grant of consent.

- 37 The pool building does require some plant for its operation which is shown in a room to the end of the building with a door facing the boundary. Whilst, it is unlikely that this plant would cause a significant amenity issue given the distances involved and the intervening vegetation, the area is particularly quiet and the resultant noise may be noticeable dependant on the type of equipment installed. Unlike the use of the pool, the operation of plant is likely to be continuous or erratic in nature and I recommend that a condition be added to the permission to require a scheme of acoustic insulation to this part of the building.
- 38 Concern was initially raised over some air source heat pumps adjacent to the western boundary of the site, these have now been removed from the proposed development.
- 39 The adjacent dwelling to the east, Westcombe House is in excess of 50m from the resultant dwelling. The general rise in the landscape, protected trees, boundary treatment and other general landscaping prevents any overlooking from the extended parts of the dwelling or the outbuilding.
- 40 The proposal would not have a significant impact upon any other surrounding dwellings.

#### *Other Issues*

- 41 The proposal does not alter the access to the dwelling and continues to provide for a good amount of on-site parking and garaging (5+ vehicles).

#### **Conclusion:**

For the reasons stated above, the proposal is in accordance with the Development Plan and I therefore recommend approval of the application subject to appropriate conditions.

#### **Background Papers**

##### Site and Block Plan

Contact Officer(s): Patrick Reedman Extension: 7451

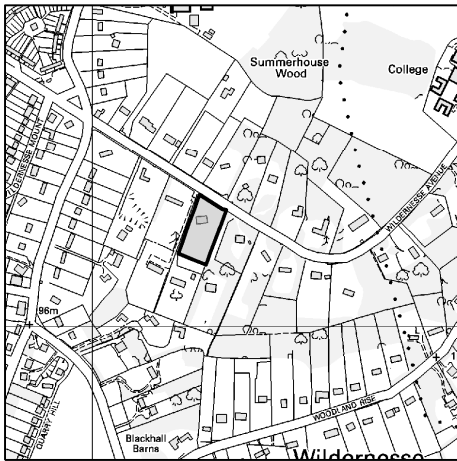
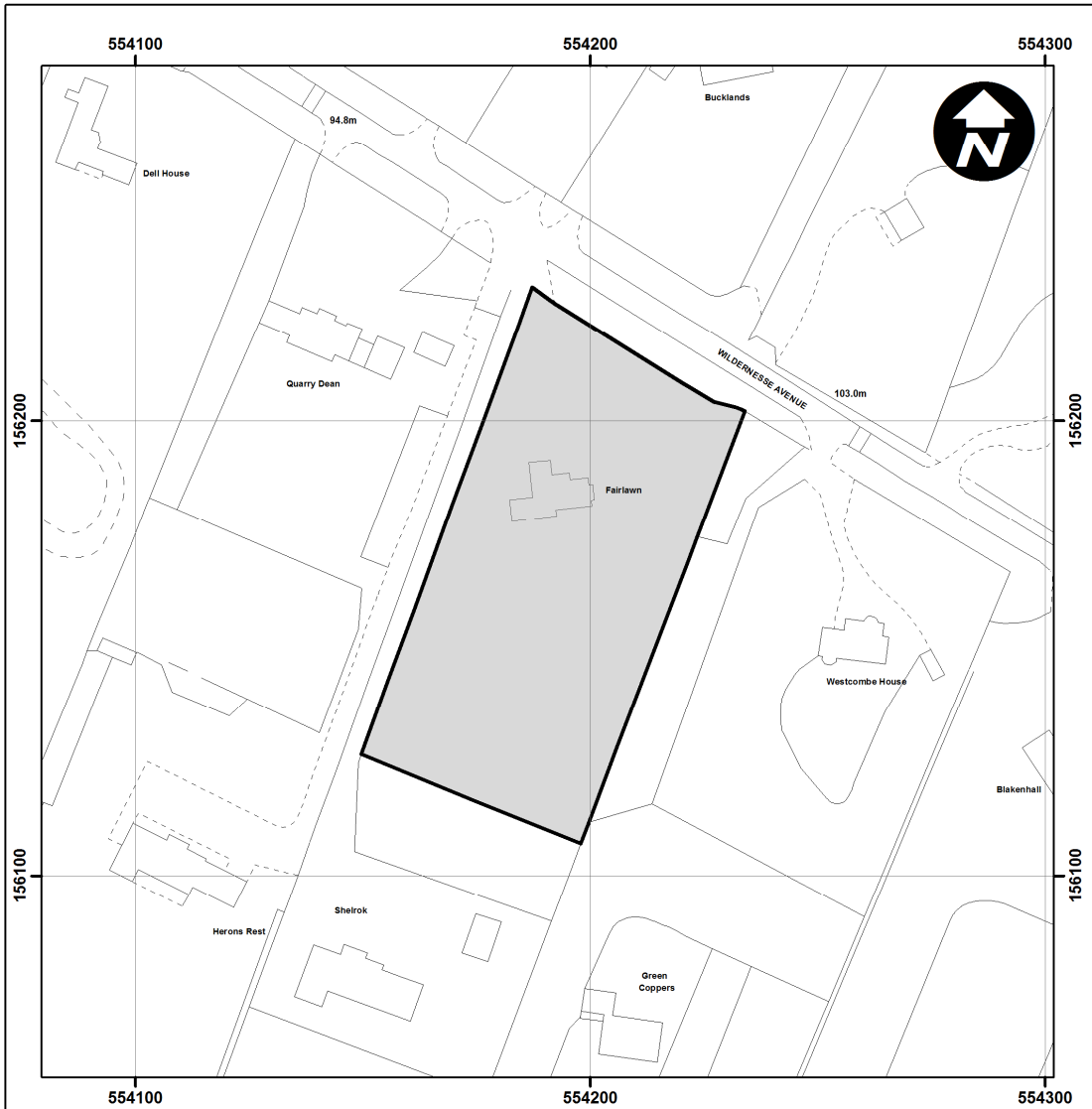
Kristen Paterson  
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=M3QYTXBK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=M3QYTXBK0L000>



# Site Plan

Scale 1:1,250  
Date 04.07.2012



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PROPOSED SITE PLAN WITH ROOF PLAN

