

4.5 – SE/12/01208/CAC Date expired 3 July 2012

PROPOSAL: Demolition of west wing, garaging and pool annexe.

LOCATION: Fairlawn, Wildernesse Avenue, Sevenoaks Kent TN15 OEA

WARD(S): Seal & Weald

ITEM FOR DECISION

This application is reported to Development Control Committee as the Officer's recommendation varies from that of the Town Council and at the request of Councillor Hogarth 'for the reasons stated by STC' (that the proposal is overdevelopment of the site, that the development is contrary to policy EN1 and that the proposal would lead to loss of amenity to neighbouring properties).

RECOMMENDATION: That conservation area consent be GRANTED subject to the following conditions:-

1) The works to which this consent relates shall begin before the expiration of three years from the date of this consent.

In pursuance of section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the redevelopment works has been made and planning permission has been granted for the redevelopment for which the contract provides.

To ensure that the demolition is carried out as a continuous operation with the redevelopment of the site, in the interests of visual amenity in accordance with Policies EN1 and EN23 of the 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

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.

Description of Proposal

- 1 Conservation Area Consent is sought for the demolition of:
 - the two storey (catslide and dormers) “west wing” of the dwelling currently projecting approximately 6m from the main western flank of the dwelling and adjoining;
 - the gable roof double garage adjacent to the western boundary, and;
 - the adjoining rear projecting single storey hipped roof swimming pool building adjacent to the western boundary.
- 2 The proposal also includes the demolition of the existing front porch and some existing external walls (to allow for the proposed extensions).
- 3 The proposal for demolition is made concurrently with SE/12/01207/FUL for the extension of the dwelling.

Description of Site

- 4 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.
- 5 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

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

Policies

Sevenoaks District Local Plan

- 7 Policies - EN1, EN23

South East Plan 2009

- 8 Policies - CC6, BE6

Sevenoaks Core Strategy 2011

9 Policies - SP1

Other –

10 National Planning Policy Framework

Planning History

11 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

Sevenoaks Town Council

12 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.

Conservation Officer

13 This has surely already been approved under SE/11/00371/CAC

Representations

14 Two letters has been received from a neighbour. These letters raises concern over the impact of the development upon residential amenity (overlooking, noise, smells, pollution etc.) and does not refer to the demolition of parts of the dwelling. The issues raised are considered in the Officer's report for SE/12/01207/FUL.

Group Manager - Planning Appraisal

- 15 This application is for Conservation Area Consent only and as such the only relevant consideration is whether there should be a requirement for any of the parts of the building listed above to be spared from demolition in the interests of the character and appearance of the Conservation Area.
- 16 Extant conservation area consent SE/11/00371/CAC allows for a very similar amount of demolition to that now shown. This consent allows for the demolition of the west wing, garage and swimming pool elements subject to a condition requiring a contract for the carrying out of the redevelopment works. This extant consent is a significant material consideration in the determination of this application.
- 17 Since the determination of SE/11/00371/CAC, the National Planning Policy Framework has been published and this document supersedes the former Planning Policy Statement 5: Planning and the Historic Environment. Nonetheless section 12 of the NPPF continues to place an emphasis on ‘the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation’. Section 12 of the NPPF sets out that Local Authorities should identify and assess the particular significance of the heritage asset (in this case both the building and the Conservation Area generally) and take this into account when considering the impact of the proposal upon a heritage asset.
- 18 Policy EN23 of the Sevenoaks Local Plan reiterates the statutory responsibility to give regard to the ‘desirability of preserving or enhancing the character or appearance’ of Conservation Areas.
- 19 Notwithstanding the above, it is a close matter of judgement as to whether Conservation Area Consent is necessarily required in this case. Conservation Area Consent is required generally for the demolition of free standing buildings over 115cu m in volume or for the demolition of a significant part of an existing building. This proposal is for demolition of a proportionately small ‘part of’ the existing building whilst the main two storey parts are to be preserved. In any case, it falls to the LPA to determine this application in accordance with the relevant policies of the Development Plan and the statutory requirement to ‘preserve and enhance’ the special character of the Conservation Area.
- 20 Whilst the building is indicated as “contributing to character” in the Wildernesse Conservation Area Appraisal, it is clear that the most important part of the dwelling (the main east – west wing and the gable element) is to be preserved. As previously noted, the parts to the west of the dwelling are later additions to the dwelling. The garage and long projecting pool building do not reflect the style and appearance of the dwelling and are of no architectural merit in their own right. The two storey part to the western flank is better in keeping with the style of the dwelling, though its loss would not prejudice the overall composition and the planning application before the Council for consideration would adequately replace this element. The existing porch is of no special merit in its own right and its removal would allow for a replacement better in character with the dwelling (as previously proposed).

- 21 The Council's Conservation Officer has raised no objection to the proposal and acknowledges that the extant consent is of a very similar nature.
- 22 As the application is for Conservation Area Consent only, the Town Council's objections relating to overdevelopment, design and neighbouring amenity are not relevant to this consideration. These comments are, however, relevant to the planning application SE/12/01207/FUL which is also on the Committee agenda.

Conclusion:

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

Background Papers

Site and Block Plan

Contact Officer(s): Patrick Reedman Extension: 7451

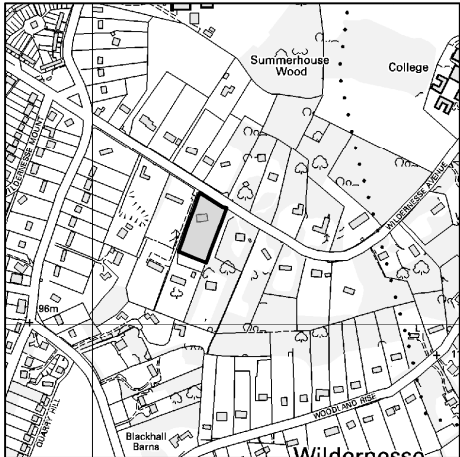
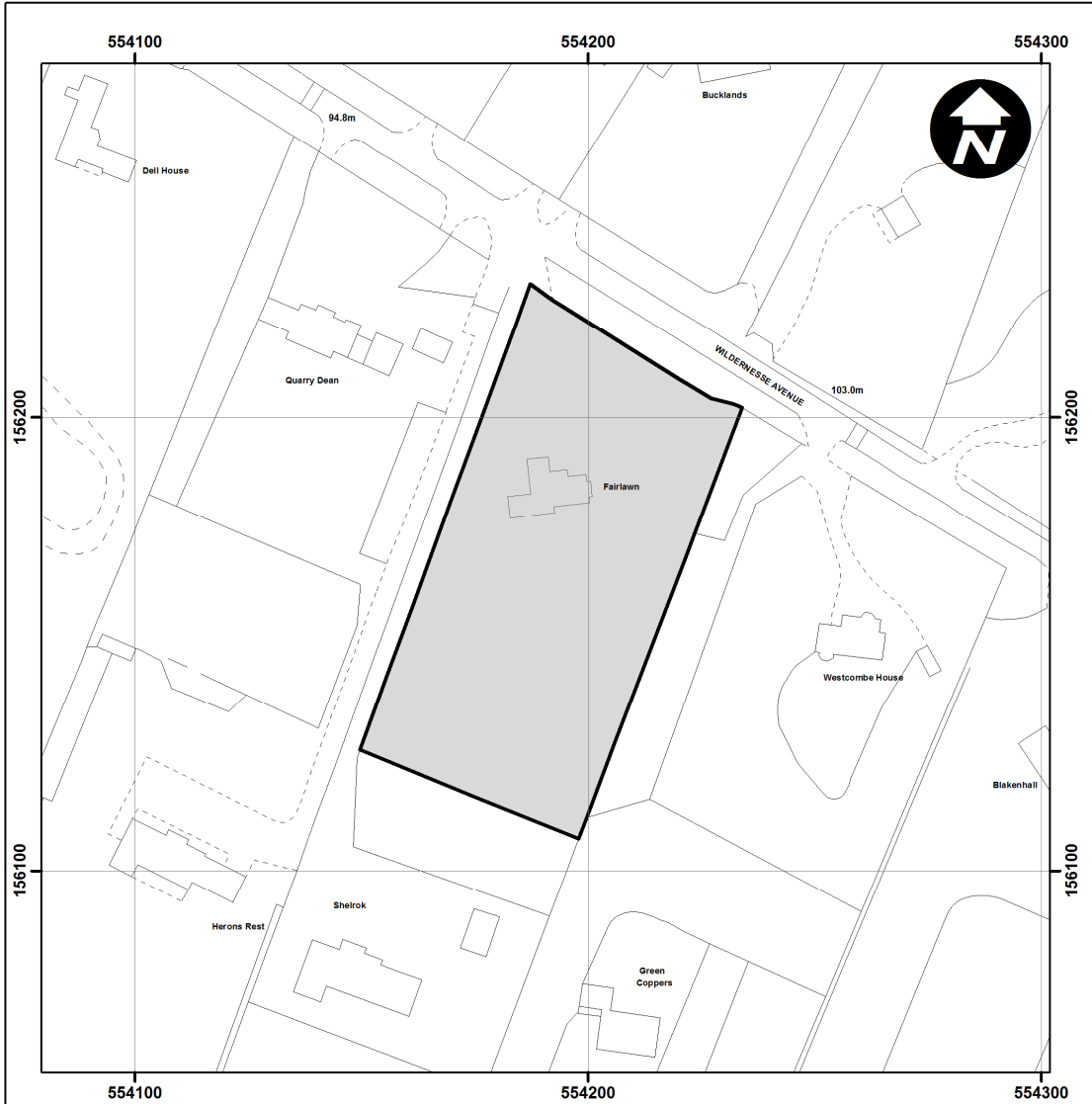
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=M3QZ7IBK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=M3QZ7IBK0L000>



Site Plan

Scale 1:1,250
 Date 04.07.2012



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