

4.8 - SE/12/01020/HOUSE Date expired 14 June 2012

PROPOSAL: The addition of 7 no. rooflights and alterations to the external doors and windows.

LOCATION: Byways, Scords Lane, Brasted, Kent TN16 1QE

WARD(S): Brasted, Chevening And Sundridge

ITEM FOR DECISION

This application has been called to the Development Control Committee by Councillor Firth who considers that the roof lights represent an inappropriate visual intrusion in the Green Belt and AONB.

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: D.013B, 014A, 015A, 016, 018B, 019, 020B, 021A, 022B

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

The development is considered to be appropriate development within the Metropolitan Green Belt.

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

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

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

The South East Plan 2009 - Policies CC1, CC3, CC4, CC6, M1, SP5

Sevenoaks District Local Plan - Policies EN1

Sevenoaks District Core Strategy 2011 - Policies SP1, L08

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

The scale, location and design of the development would preserve the character and appearance of the Area of Outstanding Natural Beauty.

Description of Proposal

- 1 The proposal is for the addition of 7 roof lights and alterations to the external doors and windows. This would involve the addition of three roof lights in the front, (north-west facing) roof slope, three roof lights in the rear (south-east facing) roof slope and a lantern on the flat roof between the two roof slopes.
- 2 The roof lights on the front elevation would measure 1.1m x 1.0m, 0.7m x 1.0m and 1.1m x 1.0m. On the rear elevation the roof lights measure 1.1m x 1.1m, 0.6m x 1.1 and 1.1m x 1.1m. The lantern measures 1.5m x 2.9m rising to a height of 0.9m.
- 3 On the south western elevation, the existing doorway will be replaced by an aluminium sliding door. On the south eastern elevation one window measuring 1.2m by 1.3m and a French window measuring 1.5m by 2.1m will be removed and sliding doors measuring 3.2 by 2.1m will be inserted.
- 4 These works would not normally require planning permission but permitted development rights for extensions and external alterations were removed when the current dwelling was permitted.

Description of Site

- 5 Byways is a detached dwelling located to the southeast of Scords Lane located within the rural locality of Toys Hill. The land to the north-west of the road consists of a wooded ridge with a National Trust footpath running parallel to Scords Lane. To the north-east lies the neighbouring property The Squirrels with a border of bushes between the two properties rising to a height of approximately 4-6m. To the south east the rear garden extends for a distance of approximately 27m with a pasture behind, which slopes downward with woodland behind. The land behind this drops down to the Weald.

Constraints:

- 6 Area of Archaeological Potential
- 7 Area of Outstanding Natural Beauty
- 8 Metropolitan Green Belt

Policies:

South East Plan (2009)

- 9 Policies - CC1, CC3, CC4, CC6, M1, SP5

Sevenoaks District Local Plan

- 10 Policies - EN1,

SDC Core Strategy

- 11 Policies - SP1, LO8

Other

12 National Planning Policy Framework

Planning History

13 12/00341/HOUSE - The installation of additional 7 rooflights, alterations to the external doors and windows and the erection of a car port / garage. - Refused. 10/04/2012.

04/00048/RFPN - Retention of white Upvc fascias and bargeboards in lieu of those approved under reference SE/02/02346/FUL. - Dismissed 09/11/2004.

03/02899/FUL - Retention of white Upvc fascias and bargeboards in lieu of those approved under reference SE/02/02346/FUL. Refused. 11/03/2004.

03/02639/CONVAR - Construction of replacement dwelling with basement (retention of existing dwelling during construction period). Variation of Condition 8 of SE/08/01229/FUL. - Granted. 10/02/2004.

03/01229/FUL - Erection of replacement dwelling including provision of a cellar (amendment to application that was approved under ref: SE/02/02346.FUL). - Granted. 29/07/2003.

02/02346/FUL - Demolition of existing bungalow and garage and erection of new bungalow in accordance with amended plans received with letter dated 28th January 2003. - Granted. 14/04/2003.

02/00274/FUL - Demolition of existing bungalow and garage. Erection of replacement dwelling. - Refused. 26/03/2002.

Consultations:

Brasted Parish Council

14 BPC believes that the additional usable floor space created by roof lights would be in contravention of planning guidelines.

15 We also consider that the roof lights would be detrimental to users of the National Trust woodland which rises steeply behind the building.'

SDC Arboricultural Officer

16 No response received.

Representations

17 No representations received

Group Manager - Planning Appraisal

Principal issues

- 18 With regards to the Parish Councils comments any internal alterations to create additional floor space at first floor level would not require planning permission and the only issue to consider is the works affecting the external appearance.

Impact upon the Green Belt

- 19 The National Planning Policy Framework (NPPF) states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open: the essential characteristics of Green Belts are their openness and their permanence. The Green Belt serves five purposes:

- to check unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 20 The proposed development, other than through the incorporation of a small roof lantern does not change the bulk of the existing dwelling. The proposal is not detrimental to any of the five purposes outlined above and accordingly it would represent appropriate development within the Green Belt.

Impact upon Openness

- 21 The insertion of roof lights within the roof space will not increase the built form of the dwelling. The glass roof light would be set against the bulk of the existing dwelling and accordingly its impact would have no noticeable impact upon the openness of the Green Belt.

Impact upon the Area of Outstanding Natural Beauty

- 22 Policy LO8 states that the countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible. The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings, will be conserved and enhanced.
- 23 The proposed roof lights, lantern and new doors would be set against the backdrop of the existing house. The rear roof lights would not be visible from within the wider landscape due to the length of the rear garden and the bushes and trees which rise to a height of 4-6m on either side of the rear garden. The changes to the external doors and windows would also be screened by the vegetation on the boundaries of the site.

- 24 The front of the property is bordered by a laurel hedge rising to a height of approximately 4m and accordingly the front roof lights would only be visible when standing in Scords Lane in front of the access to the property.
- 25 In respect to the impact upon the National Trust land to the northwest of the property, there is a public footpath running from Scords Lane up towards the crest of the land. This footpath is 90m to the north of Byways and due to its distance from the property does not provide views of the proposed development. The footpath running parallel to Scords Lane within the National Trust land is approximately 100m to the north-west with dense woodland lying between it and Byways providing no views of the proposed development.
- 26 In 2004 there was an appeal decision in respect to the retention of white Upvc fascias and bargeboards on the dwelling which was dismissed due to their prominence on the dwelling. In this instance the three rooflights on the north western elevation are the only changes visible from outside of the site which as viewed against the backdrop of the roof would in my view have a minimal impact upon the wider landscape character of the area.

Impact upon local amenities and street scene

- 27 To the south-west of Byways lies a strip of land running the length of Byways plot comprising of trees and bushes rising to a height of between 2 and 4 metres with an open field beyond. To the southwest of this field 37m from Byways lies Old Cottage Farm. Accordingly the roof lantern and change in fenestration would have a minimal impact upon the occupants of Old Farm Cottage.
- 28 The Squirrels located approximately 6m to the north-east is the closest neighbouring property to Byways, however with there being no proposed development to Byways on this elevation this property would not be impacted upon. The change in the external doors and windows would have a minimal impact upon overlooking as they would largely replicate existing views from the dwelling.
- 29 As set out above the rear roof lights would not be visible from outside of the curtilage of the dwelling. The front roof lights would be visible from the access to the property however through the minimal size of the roof lights as set against the bulk of the existing roof their impact upon local amenities would in my view be minimal. No representation were received in respect to this application.

Impact upon the Area of Archaeological Potential

- 30 The proposed development would not result in any works that would impact upon the Area of Archaeological Potential.

Conclusion

- 31 The proposed development would not have a detrimental impact upon local amenities, the Area of Archaeological Potential, the Area of Outstanding Natural Beauty or the Metropolitan Green Belt.

Background Papers

Site and Block Plans

Contact Officer(s): Guy Martin Extension: 7351

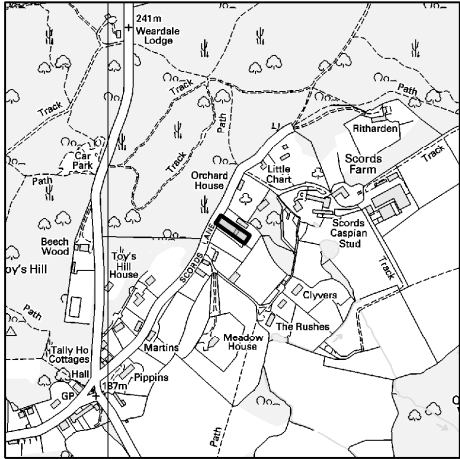
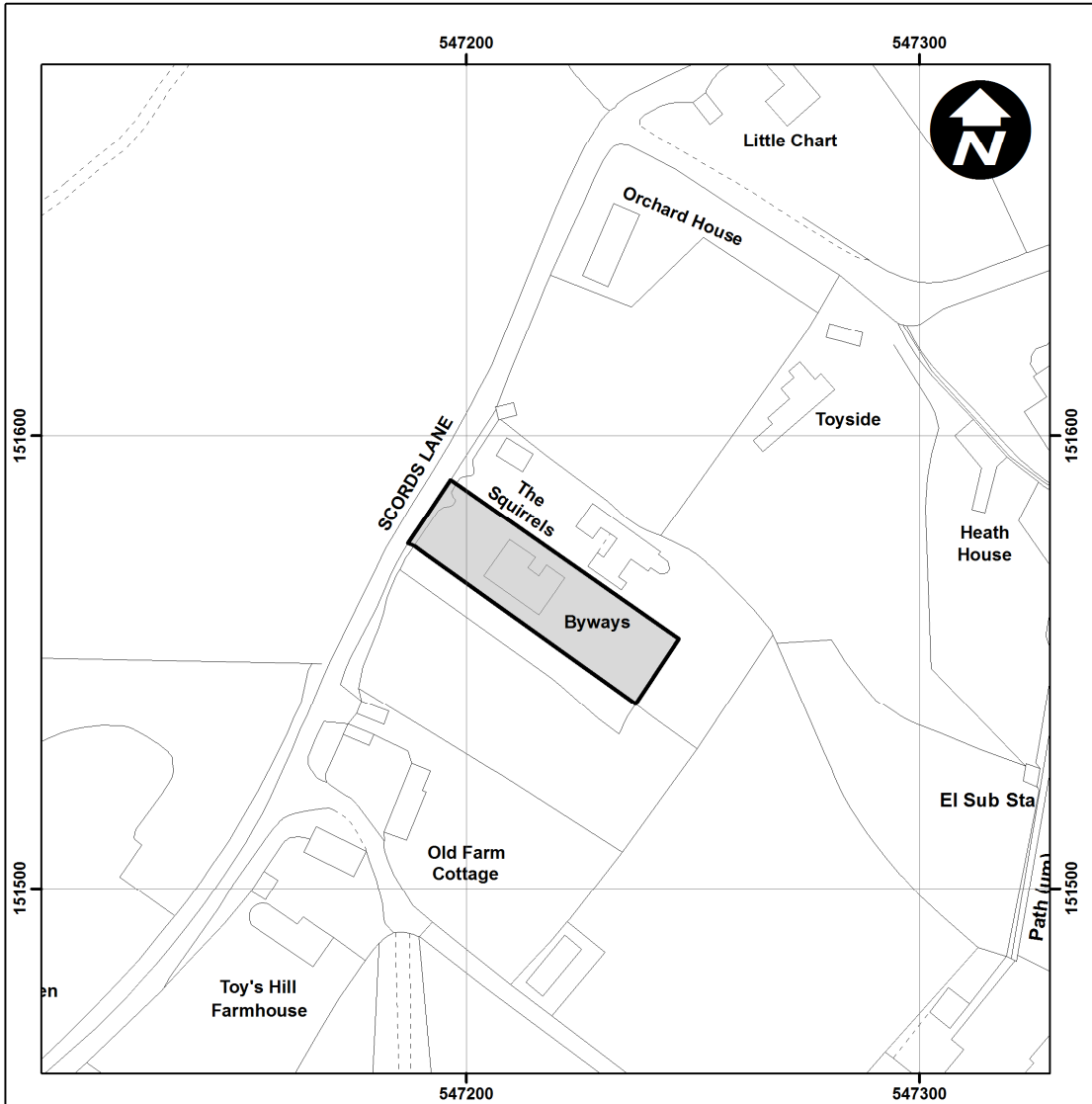
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=M2PSVHBK8V000>

Link to associated documents:-

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=M2PSVHBK8V000oci>



Site Plan

Scale 1:1,250
 Date 11.07.2012

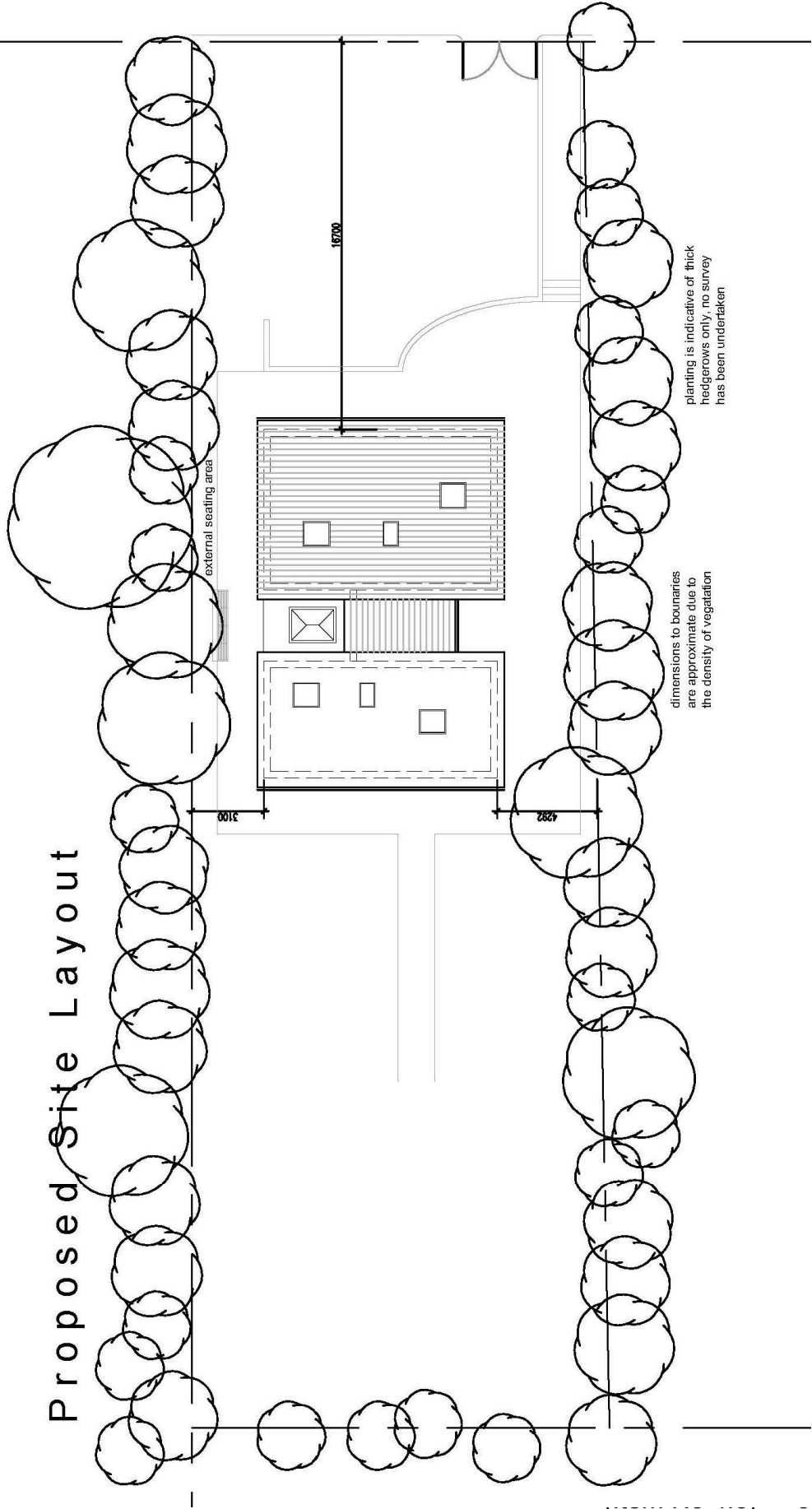


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 Sevenoaks District Council, 100019428, 2012.



Scords Lane

Proposed Site Layout



external seating area

dimensions to boundaries are approximate due to the density of vegetation

planting is indicative of thick hedgerows only, no survey has been undertaken