

4.4 - SE/12/00345/HOUSE Date expired 21 June 2012

PROPOSAL: Installation of external insulation system.

LOCATION: 10 Woodside Road, Sundridge TN14 6DW

WARD(S): Brasted, Chevening And Sundridge

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillor Piper to consider the impact of the proposed development upon the street scene and the visual integrity of a group of unique artisans dwellings.

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: 04A, 05A, 06A

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

3) No works shall be carried out on the land until samples of the smooth render to be applied to the exterior of the external insulation system and its colour has been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials, finish and colour.

To ensure that the appearance of the development is in harmony with the existing character of the dwelling as supported by Policy EN1 of the Sevenoaks District 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 CC1, CC4

Sevenoaks District Local Plan - Policies EN1, H6B

Sevenoaks District Core Strategy 2011 - Policies SP1, L08

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

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.

Description of Proposal

- 1 Installation of external insulation system. The proposed development would place insulation board over the wooden cladding with a sand / cement render finish, increasing the width of the wall by 100mm.

Description of Site

- 2 10 Woodside Road is a semi-detached property located on the southern side of the road within the urban confines of Sundridge.

Constraints

- 3 Area of Archaeological Potential
- 4 Area of Outstanding Natural Beauty

Policies

South East Plan 2009

- 5 Policy CC1 - Sustainable Development
- 6 Policy CC4 - Sustainable Design and Construction

Sevenoaks District Council Local Plan

- 7 Policy EN1: Development Control – General Principles
- 8 Policy H6B - Appendix 4 Residential Extensions

Sevenoaks District Core Strategy

- 9 Policy SP1 - Design of New Development
- 10 Policy L08 - The Countryside and the Rural Economy

Other:

- 11 National Planning Policy Framework
- 12 Residential Extension Supplementary Planning Document

Planning History

- 13 None

Consultations

Sundridge Parish Council:

- 14 “Objection. The Parish Council supports the principle of upgrading of insulation but is concerned that the visual impact of the chosen methodology is inappropriate and out of character of 8 matching timber clad homes that add much to the charm of this part of the village.”

Representations

15 None

Group Manager - Planning Appraisal

Principal Issues

Impact upon local amenities, street scene and Area of Outstanding Natural Beauty

- 16 Policy EN1 of the SDLP lists a number of criteria to be applied in the consideration of planning applications. In particular, Criteria 3) of policy EN1 of the SDLP states that the proposed development must not have an adverse impact on the privacy and amenities of a locality by reason of form, scale, height, outlook, noise or light intrusion or activity levels including vehicular or pedestrian movements. The design should be in harmony with adjoining buildings and incorporate materials and Policy H6B of the SDLP states that residential extensions shall be subject to the principles in Appendix 4. This is further supported by SDC's Residential Extensions Supplementary Planning Document. Amongst other things, Appendix 4 and the Residential Extensions SPD states that proposals should not result in material loss of privacy, outlook, daylight or sunlight to habitable rooms or private amenity space of neighbouring properties, or have a detrimental visual impact or overbearing effect on neighbouring properties or the street scene. Policy EN6 of the SDLP relates to Areas of Outstanding Natural Beauty and states that development which would harm or detract from the landscape character of these areas will not be permitted.
- 17 The proposed development would place an insulation board over the existing wooden cladding with a sand/cement render finish, increase the width of the wall by 100mm. The western end of Woodside Road comprises a mixture of properties in respect to building style and materials. 10 Woodside Road is the first of eight semi-detached properties with a uniform design and wooden cladding. The property to the west, no 8 possesses a different building style with a tile clad upper storey with wood below and the properties opposite to no. 10, nos. 9 and 11 are rendered.
- 18 No. 10 and the properties adjacent and directly opposite are all painted in white or in pastel shades. When looking along the street, the darker materials such as the tile hanging and roof tiles are clearly distinguished. The street scene is predominantly characterised by the contrast between these darker materials and the light coloured render or painted timber cladding of the dwellings. Whilst walking past the dwelling the differences between render and timber cladding can be clearly distinguished. When looking along the street scene or in a vehicle, the difference in materials is not clearly distinguished as it is the pale colour that is more distinctive.
- 19 The eight semi-detached properties of which this one is part do have a similar appearance which adds as stated by the Parish Council to the charm of this part of the village.
- 20 The site is not within a Conservation Area, is not Listed and the Conservation Officer has advised that the property would not be considered suitable for Listing either on its own or as a group. It is not therefore necessary for the applicant to

demonstrate that they have preserved or enhanced the character of the area, as is necessary within a Conservation Area.

- 21 The National Planning Policy Framework advises that it is appropriate to seek to promote or reinforce distinctiveness. However it also states:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.”

- 22 The loss of the timber cladding as an external feature is unfortunate and not ideal. However, the proposal would still ensure that the dwelling was in character in the street scene and the wider Area of Outstanding Natural Beauty and this could be safeguarded by the recommended conditions.

- 23 Accordingly the proposal would comply with Policies EN1, H6B of the Sevenoaks Local Plan, Policy L08 of the Sevenoaks Core Strategy and the National Planning Policy Framework.

Impact upon the Area of Archaeological Potential

- 24 The proposal would not lead to any excavations and accordingly it would not impact upon the Area of Archaeological Potential.

Conclusion

- 25 The proposal would have a minimal impact upon the Area of Outstanding Natural Beauty and as viewed from within the street the impact of the rendering would have a minimal impact upon the design of the dwelling and would not impact detrimentally upon the street scene. The proposal would not harm the amenities of the locality and would not impact upon the Area of Archaeological Potential.

Background Papers

Site and Block Plans

Contact Officer(s): Guy Martin Extension: 7351

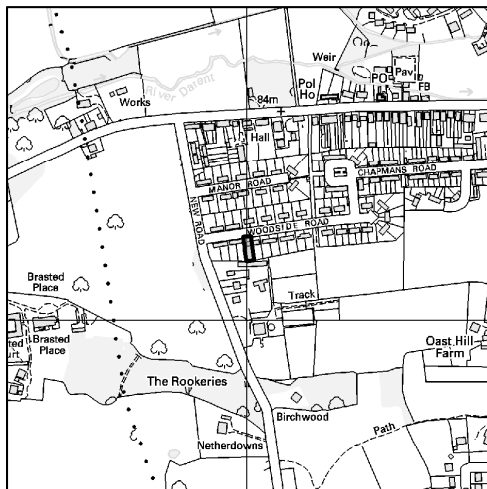
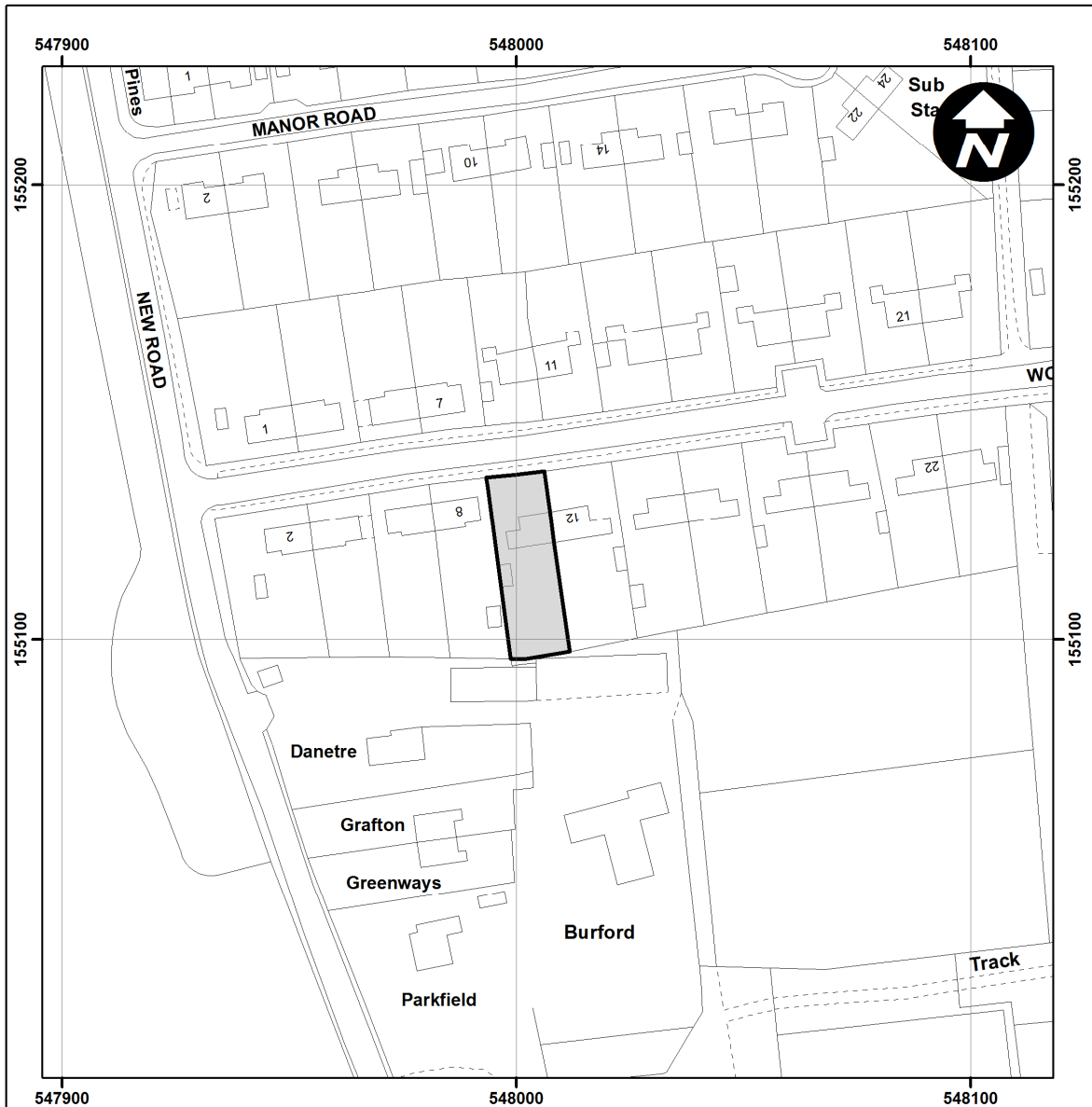
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LZ2NLUBKOCR00>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LZ2NLUBKOCR00>



Site Plan

Scale 1:1,250

Date 03.08.2012



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BLOCK PLAN

