

4.6 20/01569/HOUSE

Revised expiry date 1 September 2020

Proposal: Demolition of side extensions and detached double garage, erection of part two storey/part single storey side extensions, part two storey/part single storey rear extension, link detached garage, alterations to the roof, enlarged porch and external alterations.

Location: Melsetter, Woodland Rise, Sevenoaks KENT TN15 0HY

Ward(s): Seal & Weald

Item for decision

This application has been called to Committee by Councillor Thornton who has reviewed the Wildernesse conservation area appraisal and considers that the proposed works appear to conserve the character of the conservation area and appear in accordance with local policy.

RECOMMENDATION: That planning permission be REFUSED for the following reasons:

1. The proposed development would neither conserve nor enhance the Wildernesse Conservation Area as a result of the increase in massing to the dwelling and loss of features of architectural interest. The loss of such features would diminish the positive contribution that the dwelling makes to the Conservation Area, contrary to Policy EN4 of the Sevenoaks Allocations and Development Management Plan and would result in less than substantial harm to the Conservation Area as a designated heritage asset contrary to the aims and objectives of the National Planning Policy Framework. There are no public benefits which would outweigh the harm caused.
2. The proposed development would harm the character and integrity of the dwelling, through diminishing its architectural significance and the distinctive features of the non-designated heritage asset, contrary to the aims and objective of the National Planning Policy Framework. As such the proposal is contrary to Policy EN4 of the Sevenoaks Allocations & Development Management Plan, the National Planning Policy Framework.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of site

- 1 The application site constitutes a detached dwelling accessed to the south of a private road within the private residential estate of Wildernesse.
- 2 The dwelling is distinguished by its disruption of a relatively regular building line, being set back at distance from the private road and accessed via a long and undulating driveway to the dwelling.
- 3 The dwelling itself, called Melsetter, is identified as contributing to the character of the Wildernesse Conservation Area and is a large two storey dwelling set on an extensive and verdant land plot.

Description of proposal

- 4 The application seeks to demolish existing side extensions and a rear extension to the dwelling, as well as a detached double garage.
- 5 It is proposed to enlarge the existing porch to the front of the dwelling and to erect two storey and single storey side extensions to the dwelling.
- 6 It is further proposed to erect a two storey rear extension running across the width of the dwelling and to alter the roof to create a double pile dwelling.
- 7 A new garage is proposed to be sited in close proximity to the dwelling, and linked to the main dwelling via a glazed link.

Relevant planning history

- 8 SW/5/54/383 - Two storey side extension.
- 9 SW/5/63/397 - New bathroom and alterations to existing house.
- 10 SW/5/66/580 - Addition of 6 rooms
- 11 03/02704/FUL - Two first floor extensions to create an additional bedroom and bathroom
- 12 04/00346/FUL - Detached double garage.

Policies

- 13 National Planning Policy Framework (NPPF)
- 14 Core Strategy (CS)
 - SP 1 Design of New Development and Conservation
 - SP 11 Biodiversity

15 Allocations and Development Management Plan (ADMP)

- SC 1 Presumption in Favour of Sustainable Development
- EN1 Design Principles
- EN2 Amenity Protection
- EN3 Demolition in Conservation Areas
- EN4 Heritage Assets
- T2 Vehicle Parking

16 Other:

- Sevenoaks Residential Extensions Supplementary Planning Document (Residential Extensions SPD)
- Wildernesse Conservation Area Appraisal and Management Plan SPD
- ADMP Appendix II: Guidance for Residential Parking

Constraints

17 The following constraints apply:

- Wildernesse Conservation Area - CA
- Urban Confines of Sevenoaks

Consultations

18 Sevenoaks Town Council - Recommend approval

19 Seal Parish Council - no objection. The Parish Council has no objection provided the Conservation Officer is satisfied that the large size and location of the garage block are acceptable within the Conservation Area, and that the planning officer is content that the roof lights and glass conservatory will not cause loss of privacy or light glare for the neighbour on the eastern boundary. A condition should be attached to ensure that use of the accommodation in the garage block remains ancillary to the main dwelling.

20 Conservation Officer - Objection lodged

21 Significance

22 The existing building is well set back from the road, and the plot is particularly verdant – a characteristic of the Wildernesse Conservation Area.

23 Melsetter is identified as a building that contributes to the character and appearance of the Conservation Area; it is identified as having a degree of heritage significance and is considered a non-designated heritage asset. Its positive attributes include the verdant plot and setting of the house within the plot; the house and outbuildings being sited back from the road; and the

more modest design and character of the original building. As a group, the historic houses within the Conservation Area illustrate the development of the Wildernesse Estate.

- 24 Overall, the quality of the house can be summarised in it being an understated and well-mannered musing on English country vernacular, sitting within the sylvan Wildernesse Estate; this is the quality that contributes to the character and appearance of the Conservation Area. The individual elements of the house that contribute to this, and in turn to the character and appearance of the Conservation Area are discussed below.
- 25 The house was constructed in 1938 by T. Woodham & Sons. The original house is two storeys high and three bays wide. The front elevation is of brick with a steeply pitched clay tiled roof and two single-storey wings on either side of the main building.
- 26 This principal elevation has a restrained neo-Classical character (thanks to the broken base pedimented door frame) and the wings which are connected via a curved wall, yielding a Palladian effect. Yet the steeply pitched roof lends a Kentish vernacular influence, and the proportions of the timber casement windows an English cottage character. The rear elevation of the house has an English cottage character, with its steeply pitched roof with end and off-set tall chimney stacks, clay tile hung first floor, and the timber-framed casement windows.
- 27 Vita Sackville-West was involved in the original design of the landscaped gardens, within which Melsetter comfortably sits. A portion of the house is visible from the public highway but this is somewhat shielded by a small clump of trees in the garden; the gentle meander of the driveway gradually reveals the house within its setting.
- 28 There are later additions to the house which detract from its character as articulated above and unbalance the overall composition. These include the single-storey extension with its curved bay window and balcony above with timber balustrade behind the south-west wing, and the single-storey extension behind the north-east wing. The two-storey extension with mansard roof with gable ends does offset the balance of the plan form but its scale respects that of the original building.
- 29 The existing detached garage, which was constructed in c. 2003/4, does not possess any particular architectural style or characteristics that contribute to the character or appearance of the Conservation Area but it is set back from the house and shielded in views from the public highway by trees.
- 30 Impact assessment
- 31 The proposals include the demolition of the existing single-storey wings and attached extensions to either side of the house, a two-storey extension to the rear and the existing garage that sits in front of the property. It is proposed to erect two-storey extensions to either side of the house and to the rear, and two single-storey extensions to the rear. A two-storey garage

set back from the front of the house but connected via a glazed link element is also proposed.

- 32 The proposals would increase the bulk of the dwelling which is not in keeping with the modestly sized existing building. The Wildernesse Estate Conservation Area Appraisal and Management Plan explains that, 'A further contributing factor to the area's character is the generous size of plots on which many of the houses are placed and the relatively modest height and bulk of the original designs.'
- 33 The proposals include several interventions to the principal elevation which will alter the subtle characteristics of the house that, taken as a whole, contribute to the character of the Conservation Area.
- The removal of the two characteristic 'Palladian' wings and their replacement with asymmetrical tile-hung gable ends would affect the character of the principal elevation; the existing curved wings are subtle but characterful elements of the existing building.
 - Likewise the replacement of the casement windows with sash windows and the aggrandisement of the front door will remove those features that contribute to the character of the elevation.
 - To the rear, the proposed gable and introduction of sash windows would alter the quiet English cottage character of the rear of the house and is considered a further aggrandisement of the house; this is not consistent with the attributes of the building that contribute to the character of the Conservation Area.
 - The proposed alterations will introduce different architectural styles, and would obfuscate the established character of the building. This would, in turn, diminish the dwelling's contribution to the character and appearance of the Conservation Area.
- 34 Conclusion
- The proposed alterations to the front elevation would remove those elements that contribute to the house being considered a well-mannered musing on English country vernacular; they would harm the significance of the non-designated heritage asset.
 - The proposals will do away with existing architectural elements of the house that contribute to the character and appearance of the Conservation Area.
 - The proposed increase in bulk to the house is not in keeping with the character of the Conservation Area, as defined in the Conservation Area Appraisal.
- 35 In my opinion the proposals would not preserve the character and appearance of the Conservation Area.

- 36 Arboricultural and Landscape Officer - no objection
- 37 County Ecology Officer - no objection, subject to conditions to protect and enhance biodiversity, and to protect, compensate for and mitigate impacts to bats.

Representations

- 38 One letter of support has been received relating to the following issues:
- Impact on the Conservation Area
 - Impact on character of dwelling

Deputy Chief Executive and Chief Officer - Planning & Regulatory Services' appraisal

- 39 The main planning consideration are:
- Design and impact on the character of the Conservation Area
 - Design and impact on the visual amenity of the local area
 - Impact upon Residential Amenity
 - Vehicle parking, ecology and trees

Design and impact on the character of the Conservation Area

- 40 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 41 Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.
- 42 The Sevenoaks ADMP describes Heritage Assets as highly valued components which make up the historic character of the District. These can include buildings as well as natural features and landscapes. The ADMP further states Heritage Assets can be designated locally by the Local Planning Authority, or be identified during the determination of planning applications.
- 43 Policy EN4 of the ADMP states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.
- 44 Under the NPPF, paragraph 194 states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear

and convincing justification. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

- 45 Under paragraph 197, the NPPF also states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining applications and will require a balanced judgement, having regard to the scale of any harm or loss and the significance of the heritage asset.
- 46 Melsetter's contribution to the Conservation Area:
- 47 The Wilderness Conservation Area is characterised by its spacious and verdant setting, with large individually designed dwellings set on expansive land plots and discreetly located amongst extensive vegetation. Melsetter is of this typical character, being an example of an individually designed dwelling set on a spacious and verdant land plot. Indeed, in accord with the Conservation Officers commentary Vita Sackville-West was involved in the original design of the landscaped gardens, for which Melsetter sits comfortably in its spacious grounds. The contribution to the Conservation Area is defined by its verdant plot which adds to the setting of the house, the set back from the road and the more modest design and character of the building which emphasises the spacious scale of the dwellings plot.
- 48 The Wilderness Conservation Area appraisal denotes Melsetter as a building which is considered to contribute to the character and appearance of the Conservation Area. The dwelling is therefore considered a non-designated heritage asset.
- 49 The dwellings' quality is identified by its understated and well mannered musing on English Country vernacular. The dwelling was constructed, in accord with the Conservation Officer, in 1938 by T.Woodham & Sons. The original property is considered to be represented by its two storeys high and the three bays width.
- 50 The principle elevation of the dwelling has retained a neo-classical character, with a pediment doorframe and wings which are connected by the curved wall. The steep pitched roof makes reference to the Kentish vernacular influence. While the timber framed windows pay heed to the English cottage character.
- 51 The rear elevation of the property continues the English Cottage style, which reflects the more modest scale intentions of the building and adds to the sense of spaciousness around the dwelling which contributes to its setting and design intent of the estate.
- 52 Alongside its association with notable historic figures, the dwelling's discreet set back from the private highway and its architectural merit are positive attributes of the site and dwelling and contribute positively to the character of the Conservation Area.

- 53 Across the Wildernesse Estate there are a number of dwellings which contribute to the character of the Conservation Area. Many of these dwellings are of individual designs and massing and have differing contributions to the character of the Conservation Area.
- 54 The more modest proportions of dwellings, within the Conservation Area, is reinforced within the Wildernesse Conservation Area Appraisal and Management Plan. The plan highlights the relatively modest height and bulk of the original design of dwellings to be a contributing factor to the Conservation Areas' character.
- 55 While there are latter additions to the dwelling which are detractors from its overall composition, these are considered of a scale and mass which respects the more modest proportions of the original dwelling.
- 56 Front and side extensions to the dwelling:
- 57 In addition to the modest form and bulk of the original dwelling, Melsetter's possesses a number of features which the Conservation Officer has highlighted as contributing positively to the distinct character of the building, as discussed above.
- 58 The dwelling is of a modest original design, with a simple rectangular three-bay form. The front gable is prominent however the plain brickwork, simple pitched roof and uncluttered symmetrical design of the windows contributes to the modest appearance of the dwelling.
- 59 To the front and sides of the dwelling, it is proposed to demolish the existing single-storey side extensions to the dwelling and a small two-storey, north-east, facing side extension to the dwelling.
- 60 It is proposed to erect two single-storey side and front extensions which include front-facing gables. In addition, it is proposed to erect two, two-storey, side extensions on either side of the dwelling, which would be set back from the front elevation of the dwelling, and set-down from the ridgeline of the main dwelling. A covered porch is also proposed to the front of the dwelling.
- 61 In terms of scale, both the two-storey and single-storey extensions proposed would remain of subservient proportions to the main dwelling.
- 62 Despite this subservience, the proposed extensions would involve several alterations to the principle elevation of the dwelling which directly detract from the existing character of the building.
- 63 Enlarging the porch, to create a grander entrance would alter its existing refrained and understated character. The removal of the existing single-storey curved 'Palladian' wings, which are considered subtle and characterful features of the existing dwelling, would dilute the attractive characteristics of the dwelling. Finally, the replacement of the casement windows with sash windows would further erode the existing understated

character of the building and are out of context with the historical design of the building.

- 64 Both the introduction of grander architectural features and the removal of features of architectural merit would alter the understated country-style character of the house. As a result, I am in agreement with the views of the Conservation Officer that the proposal would harm both the architectural significance of the house as a non-designated heritage asset, and would remove and alter features of the dwelling which contribute positively to the character of the Wildernesse Conservation Area.
- 65 Rear extensions:
- 66 To the rear of the dwelling, it is proposed to demolish the existing two storey side/rear wing of the dwelling. The footprint of the rear extension to be demolished is proposed to be re-sited to the immediate rear of the dwelling, centralising the bulk and mass in a two storey form. The current side/rear wing due to its separation from the main dwelling appears more subservient. The two storey rear extension would create a double-pile dwelling and include a rear facing central gable feature.
- 67 The proposal would double the depth, bulk and massing of the existing dwelling. This increase in massing and bulk is not considered of a responsive design to the modest bulk and form of the original building's design, which is highlighted as a contributing factor to the Conservation Areas' character.
- 68 Attractive original features of the simple English cottage style to the rear would be obscured by the more complex bulk and massing and larger portions to openings of the proposed rear extension. This would be considered to detract from the modest architectural style of the property.
- 69 It is further proposed to erect a single storey conservatory and single storey side and rear extension with balcony. These elements add to the clutter and massing of the proposal.
- 70 Although of a subservient design, the further increase to the width and depth of the dwelling, created through the single storey and two storey front, side and rear extensions, would further enlarge the bulk and massing of the dwelling created by the double pile arrangement. As a result, the suite of extensions read as a whole would increase the scale and bulk of the dwelling to create a larger and grander massing within the plot, which would not be responsive to the original modest bulk of the original dwelling and its spacious setting.
- 71 Accordingly, the scale of the development proposed would not conserve the modest scale and bulk of the original design of the dwelling. As this modest bulk is highlighted as an important contribution to the Conservation Areas' character, the design of the proposal would detract from the positive attributes of the dwelling which contribute to the character of the Conservation Area and would not conserve nor enhance the character of the Conservation Area as a whole.

- 72 In terms of the architectural significance of the dwelling, the siting of the rear extensions would obscure the entire rear of the original dwelling which is considered to contribute to the cottage style character of the house. These extensions, to include a prominent rear facing gable end, a conservatory and flat roof extensions introduce architectural styles which would alter the quiet English cottage character of the rear of the house, creating a dwelling of grander appearance. This is further reinforced by replacement of the casement windows with sash windows.
- 73 Proposed Garage:
- 74 An existing detached two bay garage is proposed to be demolished and replaced with a three bay garage of a greater height, width and depth. The garage is not considered to represent a building of quality and the principle of its demolition is accepted.
- 75 Although of a larger massing, the proposed garage would remain of a visually subservient design and siting in relation to the dwelling, and remain comfortably sited on the land plot.
- 76 The height of the garage would be set down from the ridgeline of the dwelling and its perpendicular siting to the dwelling would reduce its massing when viewed from the principle elevation and reinforce the visual separation and ancillary appearance of the garage.
- 77 The barn hipped roof profile and palette of materials proposed would respond sympathetically to the character of the dwelling and due to the gentle meander of the driveway and vegetation on site, the garage would be entirely screened from public vantage points of the site and from the private highway.
- 78 As a result of its design and siting, the proposed garage would respect the character of the existing dwelling and conserve the discreet appearance and setting of the dwelling within its verdant land plot, conserving the character of the Wildernesse Conservation Area as a designated heritage asset.
- 79 Conclusion on impact on Conservation Area:
- 80 In summary, the planning assessment has identified two areas of harm to the character of the Conservation Area. Firstly, the increased scale and massing of the dwelling created by the double pile rear extension and suite of front, side and rear extensions. These would fail to respond to the design and modest bulk and massing of the original building. Further, the proposed scale would reduce the sense of spaciousness around the dwelling which would not be in keeping with the key characteristics of the area as defined by the Conservation Area Appraisal.
- 81 Secondly, the proposed design and siting of extensions would remove and obscure features of architectural merit which would alter the subtle and understated cottage-style character of the dwelling.

- 82 It is considered that the proposed scale, design, and siting, of the extensions to the dwelling would diminish the positive attributes of the dwelling, which contribute to the wider character of the Conservation Area.
- 83 The proposal would therefore not conserve nor enhance the character of Wildernesse Conservation Area and be contrary to Policy EN4 of the Sevenoaks ADMP. Therefore, the overall harm caused to the designated heritage asset to be 'less than substantial harm' under the definition of the NPPF.
- 84 In line with the NPPF, the harm caused has not been justified and I consider there to be no public benefits which would outweigh the harm caused to the Conservation Area.
- 85 Furthermore, I consider the harm caused to the architectural merit and character of the building to cause harm to its architectural significance as a non-designated heritage asset, contrary to the NPPF and policy EN4 of the Sevenoaks ADMP.

Design and impact on the visual amenity of the local area

- 86 In considering the design of development, Policy EN1 states the form of proposed developments should respond to the scale, height, materials and site coverage of the area.
- 87 Supplementary planning documents confirm that the scale and form of an extension are important in the successful design of development, highlighting that extensions should respond positively to the features of the area which contribute to local distinctive character and should be of scale, proportion and height which would read as ancillary to the main dwelling and which would not harm the integrity of the design of the original dwelling.
- 88 Supplementary planning documentation advises that garages should be smaller in scale and clearly ancillary to the dwelling. Particular care will be taken where garages or outbuildings are set in front of the building in view of the likely greater impact on the street scene.
- 89 Proposed garage:
- 90 It is proposed to demolish the existing two bay garage and erect a three-bay garage with barn-hipped roof in closer proximity to the dwelling, to be attached to the dwelling via a short glazed link.
- 91 Although large, the garage would remain of an ancillary height to the host dwelling and would be sited within proximity to the building to reduce the visual prominence of the glazed link extending from the dwelling to the garage. Due to its siting, the massing of the garage would largely be screened by existing mature vegetation when approaching the dwelling the private highway and the dwelling would remain of visual prominence.

- 92 The proposed garage would not be of excessive scale for its function for facilitating three cars and providing a first floor recreational and living space. The function, due to its proximity to the dwelling is likely to remain of ancillary use to the house. This could be controlled through planning condition if required.
- 93 The proposed barn-hipped roof would reduce the visual massing of the extension and the proposed dormers and roof lights would be modest in size and visually subservient to the roof plane of the garage.
- 94 In summary, the proposed garage and glazed link would remain of a subservient design and form to the host dwelling and would sit comfortably within the expansive land plot, screened from view of the private road. Furthermore the garage would be of a design which is compatible with the design of garages across the wider Estate, as well as respect the immediate character of the site.
- 95 Extensions:
- 96 It is proposed to demolish existing extensions to the house, to be replaced with a number of single and two-storey extensions to the dwelling.
- 97 The extensions to the dwelling would remain comfortably sited within the land plot and would include appropriate set-backs and heights which (with the exception of the two-storey rear extension) would be of subservient proportions to the dwelling. All materials proposed would be of similar appearance to those used on the existing dwelling.
- 98 The dwelling is largely screened from the private road, with its set back from the road and various forms of vegetation breaking the visual massing of the dwelling when viewed from the street scene. The existing vegetation on the long approach to the dwelling and along the front boundary of the site is to be retained and would continue to suitably screen the bulk and massing of the extended dwelling.
- 99 I therefore consider the proposed extensions would not detract from the visual amenity of the local area and the character of the street scene.

Summary of Design and Impact on the visual amenity of the local area:

- 100 The proposed garage and extensions as a result of their siting, would respect the visual amenity of the local area, in accordance with Policy EN1 of the Sevenoaks ADMP.
- 101 Residential Amenity
- 102 A site visit has confirmed the extended dwelling would be situated on an ample land plot located over 25 metres from the nearest neighbouring dwellings. As such the proposal would pass daylight and sunlight tests and would not significantly alter the outlook of neighbouring dwellings nor detrimentally alter existing privacy levels due to this distance of the development from neighbouring windows.

- 103 Seal Parish Council has asked the Planning Officer to consider the impact of the rear roof lights of the garage on the neighbouring dwelling located to the north east of the site. This proposed garage would be sited over 25 metres from the windows of the neighbouring dwelling, called Broomwood. The proposed roof lights are of a modest height and width which would not be considered to allow excessive light spillage for their ancillary function. In addition, the verdant landscaping of both plots would largely screen and break up the massing of the built development and light emitted from the proposed development. As such, the development is not considered to be adversely harmful to neighbouring dwellings.
- 104 The rooflights would be sited at an oblique angle to Broomwood which would not afford views over any protected private amenity space of the dwelling.
- 105 In summary, the proposed development would preserve the residential amenities of occupants and neighbours of the development.

Vehicle parking, ecology and trees

- 106 Vehicle Parking
- 107 The proposed development would remain a five-bedroom property and is identified as a residential suburb of Sevenoaks within Supplementary Planning Guidance.
- 108 Parking guidance outlined with the appendices of the Sevenoaks ADMP outlines two independently accessible parking spaces are expected to be provided on-site. The site would retain parking for at least two independently accessible vehicles on the forecourt of site and would fully accord with Policy T2 of the Sevenoaks ADMP, as well as aspects of Policy EN1 which relate to parking provision.
- 109 Ecology
- 110 The applicants have submitted a Preliminary Ecological Appraisal and Bat Presence and Absence Surveys Report to identify potential impacts to bats, breeding birds, badgers, great crested newts, reptiles and hedgehogs as a result of the proposed development.
- 111 The County Ecology Officer has been consulted on the proposed development and with the exception of bats is satisfied that as the proposal is largely sited on existing areas of built form and hard standing, the avoidance and mitigation measures outlined within the Preliminary Ecological Appraisal will adequately manage potential impacts to the above species and species groups. A planning condition would be used to secure the implementation of these avoidance and mitigation measures.
- 112 It is confirmed through the Bat Presence and Absence Surveys Report that the main dwelling supports roosting bats in at least eight locations. The County Ecology Officer is satisfied that the level of mitigation and compensation measures outlined by the applicant is sufficient, provided this

amount is retained and is not reduced (secured via planning condition). The County Ecology Officer has also advised submission and implementation of a bat-sensitive lighting scheme to protect on-site habitats for roosting, foraging and commuting bats, as well as measures to enhance biodiversity of the site. These details can be secured via condition in accordance with Policy SP 11 of the Core Strategy.

113 Trees

114 The site includes a variety of trees, shrubs and hedgerows at differing stages of maturity across the site, and bordering the site on all sides, which contribute to the attractive verdant setting of the site, and aid in softening and screening much of the formal landscaping and built development of the dwelling and grounds from public views of the site.

115 The proposed demolition and development to be constructed would not be sited in proximity to any mature trees or vegetation and as such would conserve the verdant visual amenity of the site. This is in line with the views of the District Arboricultural and Landscape Officer who raises no objection to the proposed development. As a result, the proposal would respect the natural features of the site, in accordance with aspects of policy EN1.

Community Infrastructure Levy (CIL)

116 CIL liable, as no exemption has been sought.

Conclusion

117 The proposed extensions to the dwelling would be unresponsive to the original bulk and design of the dwelling, and harm the architectural significance of the dwelling, altering the subtle and understated character of the dwelling and diminishing the positive contribution it makes to the character of the Wilderness Conservation Area as a whole.

118 As a result, the proposal would neither conserve nor enhance the character of the dwelling (as a non-designated heritage asset) and would neither conserve nor enhance the character of the Conservation Area (as a designated heritage asset), contrary to Policy EN4 of the Sevenoaks ADMP.

119 There are considered to be no public benefits which would outweigh the less than substantial harm caused to designated heritage assets and the proposal is considered to cause harm to non-designated heritage assets, contrary to the NPPF.

120 It is therefore recommended that this application is REFUSED.

Background papers

Location Plan/ site plan / Front Elevation Section A-A

Proposed Floor Plans dated 7 August 2020

Existing and Proposed Roof Plans dated 7 August 2020

Site Location Plan / Block Plan / Proposed Front Section A-A dated 7 August 2020

Proposed Elevations dated 7 August 2020

Existing Site Plan dated 5 June 2020

Existing Floor Plans dated 5 June 2020

Existing Elevations dated 5 June 2020

Roof Plans dated 5 June 2020

Arboricultural Report

Tree Survey Plan

Tree Protection Plan

Bat Survey Report

Ecological Appraisal Report

Final Ecology Report

Planning/Heritage Statement

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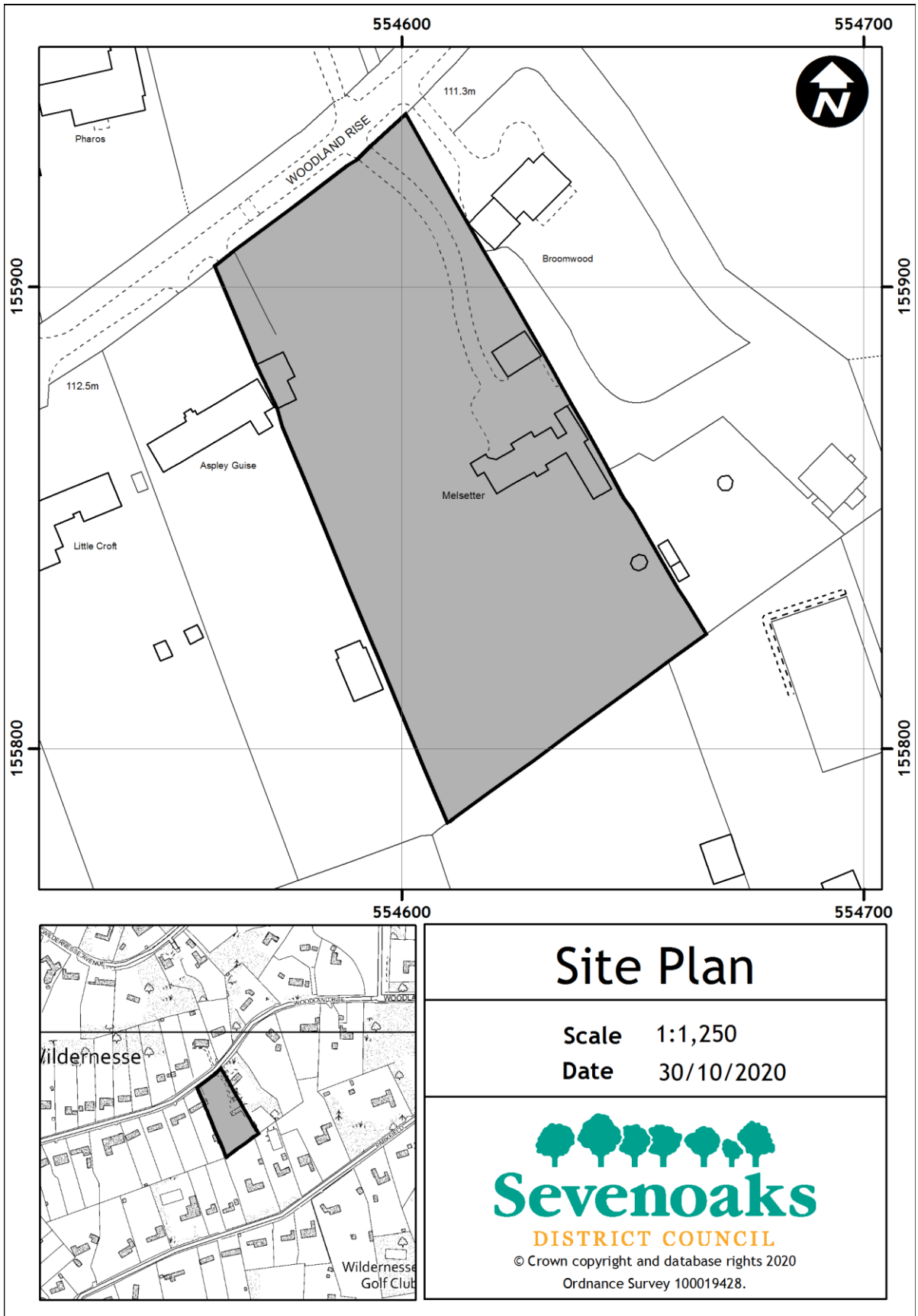
Deputy Chief Executive and Chief Officer - Planning & Regulatory Services

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QBGMYPBKLBE00>



BLOCK PLAN

