

4.7 20/02399/HOUSE Revised expiry date 20 November 2020

Proposal: Single storey rear extension.

Location: Somerset Lodge, 12 Westerham Road, Bessels Green
KENT TN13 2PU

Ward(s): Brasted, Chevening And Sundridge

Item for decision

This application has been called to Development Control Committee as the applicant is an employee of Sevenoaks District Council.

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 materials to be used in the construction of the development shall match those stated on the application form.

To ensure that the appearance of the development is in harmony with the existing character of the property as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 1963-01, 1963-02, 1963-03, 1963-06, 1963-07.

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

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 currently comprises of a large detached property located within Westerham Road. Westerham Road is located within a urban location, with a varied of both detached and semi-detached dwellings, which differ in appearance and design.

Description of Proposal

- 2 Single storey rear infill extension.

Relevant Planning History

- 3 08/01286/FUL - Erection of three detached houses and construction of new access drive with alterations to existing highway access. Replacement double garage for 14 Westerham Road - REFUSED

Policies

- 4 National Planning Policy Framework (NPPF)

Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.

Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- Footnote 6 (see reference above) related to policies including SSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

- 5 Core Strategy (CS)

- SP1 Design of New Development and Conservation

- 6 Allocations and Development Management Plan

- SC1 Presumption in favour of Sustainable Development

- EN1 Design Principles
- EN2 Amenity Protection

7 Others:

- National Planning Policy Framework
- Sevenoaks Residential Extensions Supplementary Planning Document (SPD)

Constraints

8 Area of Archaeological Potential (part of the site)

Consultations

9 Chevening Parish Council- No objection

Representations

10 No representations have been received.

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

11 The main planning considerations are:

- Impact on the character of the area
- Impact on neighbouring property

Impact on the Character of the Area

12 Policy SP1 of the Core Strategy and Policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.

13 The proposed single storey rear infill extension would approximately project 3.1metres from the existing rear elevation and have an overall height of approximately 3.6 metres, infilling the existing space between the existing rear two storey extension and the western boundary of the site. The proposed roof and part of the existing flat roof of a single storey side extension would be altered to integrate as one.

14 It is considered that the proposal, due to its scale, height and design would appear subservient to the host dwelling and would not become a prominent feature. To assist in assimilating the proposal with the existing property, the proposed materials are to match.

- 15 Overall, the development would maintain the existing appearance of this property and does not harm the overall character and appearance of the street. This proposal would conform, policy EN1 of the ADMP and are there are no sufficient reasons to refuse this application on design or street scene grounds.

Impact on neighbouring amenity

- 16 Policy EN2 of the ADMP requires proposals to safeguard the residential amenities of existing and future occupants of any properties which are situated in the vicinity.
- 17 The neighbours located opposite the site and to the rear would be unaffected by the proposal, due to the existing intervening boundary treatments and the separation distances between properties.
- 18 With regards to the impact of the development upon no.10 Westerham Road, it is considered that the development would not harm their existing amenities due to the nature and scale of the proposal not projecting beyond the rear building line of the existing two storey projection of the property.
- 19 The proposed extension would be visible to no.14 Westerham Road, as the development would be positioned right up to the common boundary. It is noted that this neighbouring property does not have any windows at ground floor facing the site, but does have a flank first floor window. However, due to the single storey scale of the development, this flank window would not be unduly impacted by the proposal in terms of loss of light and outlook.
- 20 Upon considering the above the residential amenities of surrounding properties would not adversely impacted by this proposal and would comply with Policy EN2 of the ADMP and Sevenoaks Residential Extensions SPD.

Parking

- 21 The parking on the site would be unaffected by the proposed development.

Conclusion

- 22 Upon considering the above, the proposal conforms to the relevant Development Plan policies and that there are no other overriding material considerations to indicate otherwise.
- 23 It is therefore recommended that permission is GRANTED.

Background papers

Site and block plan

Contact Officer(s):

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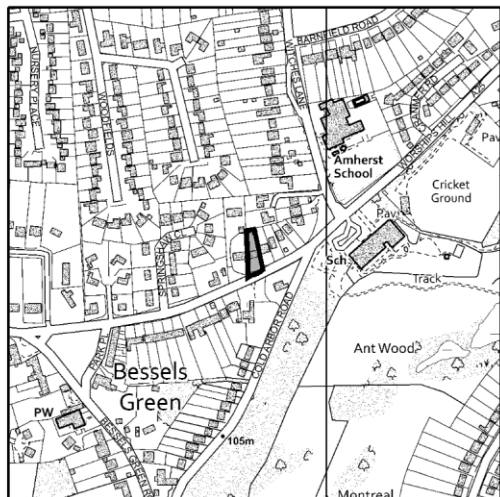
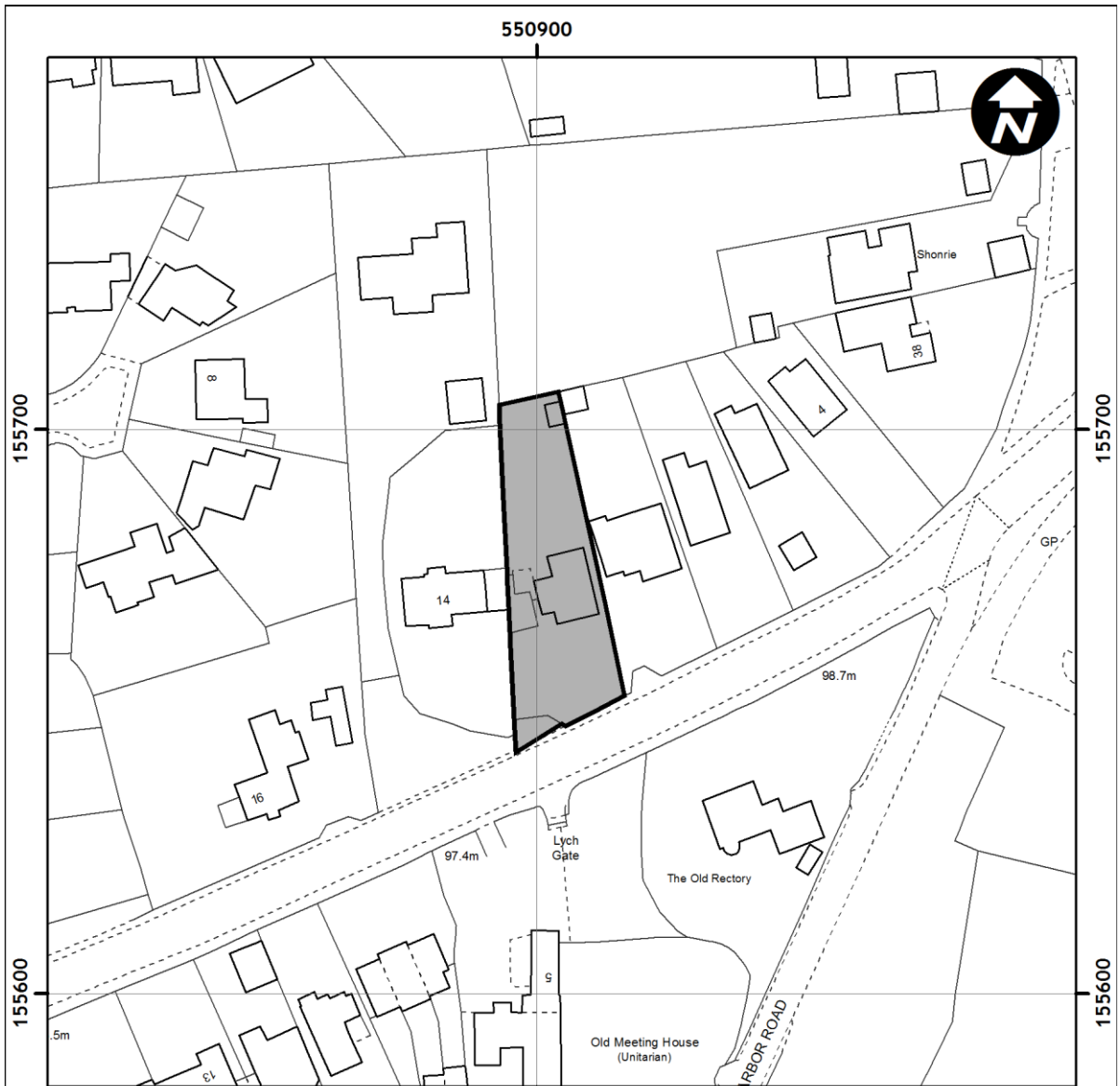
Deputy Chief Executive and Chief Officer - Planning & Regulatory Services

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=QFDDMGBKKPA00>



Site Plan

Scale 1:1,250

Date 27/08/2020



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Ordnance Survey 100019428.

BLOCK PLAN

