

4.1 20/02846/HOUSE Revised expiry date 29 January 2021

Proposal: Erection of a double garage to the property.

Location: Applewood, Swan Lane, Edenbridge KENT TN8 6AT

Ward(s): Edenbridge North & East

Item for decision

Councillor McGregor has called the application to DC Committee on the grounds that the proposal affects the street scene on Swan Lane and is in contravention of the residential extensions SPD.

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 and details: 001 Rev A, 002 Rev A, 004, 005, Site Location Plan

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

3) The materials to be used in the construction of the development shall be those indicated on the approved plan 004.

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

4) The hornbeam hedge shall be planted, as shown on plan number 001 Rev A, before the garage is completed and first brought into use and shall be thereafter maintained.

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

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 comprises a detached two storey dwelling and its curtilage on land sited to the south of Swan Lane in Edenbridge. This part of Swan Lane is slightly curved and is characterised by large detached properties that do not follow a uniform or linear build line, with other properties sited forwards, within proximity to the highway, to the east of the site.

Description of proposal

- 2 The application seeks permission for the erection of a detached double garage sited to the front of the property adjacent to the highway on an area of existing hardstanding. The garage would have a pitched roof and measure 3.6m in maximum height, 1.9m in eaves height, with a width of 6.4m and a depth of 5m. It is noted that the timber frame for the garage has been erected on site.

Relevant planning history

- 3 01/00028/FUL - Extensions to dwelling. REFUSE 15/02/2001.
- 4 01/02082/FUL - Extension to dwelling. GRANT 14/12/2001.
- 5 17/00897/HOUSE - The erection of a side extension for a garage at the front and a laundry room to the rear. GRANT 24/05/2017.

Policies

- 6 National Planning Policy Framework (NPPF)
- 7 Core Strategy (CS)
 - LO1 Distribution of Development
 - SP1 Design of New Development and Conservation
- 8 Allocations and Development Management Plan (ADMP)
 - EN1 Design Principles

- EN2 Amenity Protection
- T2 Vehicle Parking

9 Other

- Sevenoaks Residential Extensions SPD

Constraints

10 No constraints identified.

Consultations

11 Edenbridge Town Council -

“Members objected to this application. The garage is shown in the drawings at the front of the property and is in advance of the building line. Sevenoaks District Council’s residential assessment states that garages or outbuildings set in front of the building line would normally be refused. The residential extensions supplementary planning document that states (para 4.51) that garages should not be located in front of the building.”

Representations

12 No public comments received.

Chief Planning Officer’s appraisal

13 The main planning consideration are:

- Design and impact on the character and appearance of the area
- Impact on neighbouring amenity
- Impact on highways safety and parking provision

Design and impact on the character and appearance of the area

14 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.

15 The dwellings along Swan Lane are not considered to follow a uniform or set linear build line. The properties to the west of the site follow a slightly staggered and curved build line, with neighbouring properties to the east of the site, Little Badgers and Charlwood, being set much further forwards within the street scene on prominent corner plots. The dwelling, Applewood, is sited on a spacious plot with a large and verdant frontage.

16 The garage would be sited forward of the principle elevation of the main dwelling to the front of the site on an area of existing hardstanding currently used for vehicular parking. The proposed garage would have a

maximum height of 3.6m and an eaves height of 1.9m, sited some 2m from the highway.

- 17 Whilst there is not a precedent set for outbuildings sited forwards of the existing build line to the west of the site, there are two examples of garages sited forwards of the principle elevation to the east of the site. The properties known as Little Badgers and Leyburn both benefit from front facing garages sited forwards of the principle elevation. Therefore, the siting of a garage to the front of the dwelling would not be considered as harmful to the character of the area when considering the wider pattern of development and precedent already set.
- 18 Moreover, considering the surrounding pattern of development further, the property Little Badgers represents existing built form sited more prominently within the street scene. Little Badgers is directly adjacent to the site and comprises substantial built form set further forwards within the street scene on the prominent corner plot. Therefore, considering the siting of the garage and the wider pattern of development, it is considered acceptable in terms of the impact on the street scene and the wider character and appearance of the area.
- 19 Whilst the garage would be sited to the front of the dwelling and therefore visible from the street scene, it would be partially screened by the existing landscaping along the front of the site. Further landscaping has been proposed to help screen the development and maintain the green and verdant appearance of the street scene. This additional landscaping will help soften the appearance of the garage and maintain the character of the plot and wider street scene, and can be secured through a planning condition.
- 20 Whilst the Residential Extensions Supplementary Planning Document does not normally support outbuildings to the front of a dwelling house, as stated, there are other examples of built form sited within close proximity to the street scene and other front facing garages. Therefore, when considering the surrounding pattern and grain of development, the siting of the garage would not be considered harmful to a degree to warrant a refusal. Moreover, the additional landscaping will help screen the proposal and soften the appearance of the garage from the public realm.
- 21 Overall, the proposal is not considered as harmful to the character and appearance of the area and is considered to accord with policies SP1 of the Core Strategy and EN1 of the ADMP.

Impact on neighbouring amenity

- 22 Policy EN2 of the ADMP requires proposals to safeguard the amenities of existing and future occupants of nearby properties.
- 23 The proposed garage would be sited over a metre from the shared boundary with neighbouring property, Little Badgers, over 2m from the boundary adjacent to the highway and would be sited some 13.5m from the closest neighbouring property, Little Badgers.

- 24 The roof has been designed to slope away from this neighbouring property to reduce the mass and bulk of the garage sited adjacent to this neighbour. Moreover, the proposed garage would not have any windows or fenestration facing this neighbouring property and therefore is not considered to cause a harmful overlooking impact or a loss of privacy.
- 25 Due to the siting and design of the garage, and the separation distances to neighbouring properties, it is considered to be acceptable in terms of neighbouring amenity and is not considered to cause a harmful loss of light, privacy, visual intrusion or loss of outlook, in accordance with policy EN2 of the ADMP.

Impact on highways safety and parking provision

- 26 The garage would be sited on an area of existing hard surfacing that is currently utilised for vehicular parking. The existing access and parking provisions would be maintained and the proposal is considered acceptable in this regard, in accordance with policy T2 of the ADMP.

Conclusion

- 27 As highlighted in the report above the proposed development accords with the NPPF and our adopted development plan.
- 28 It is therefore recommended that this application is GRANTED.

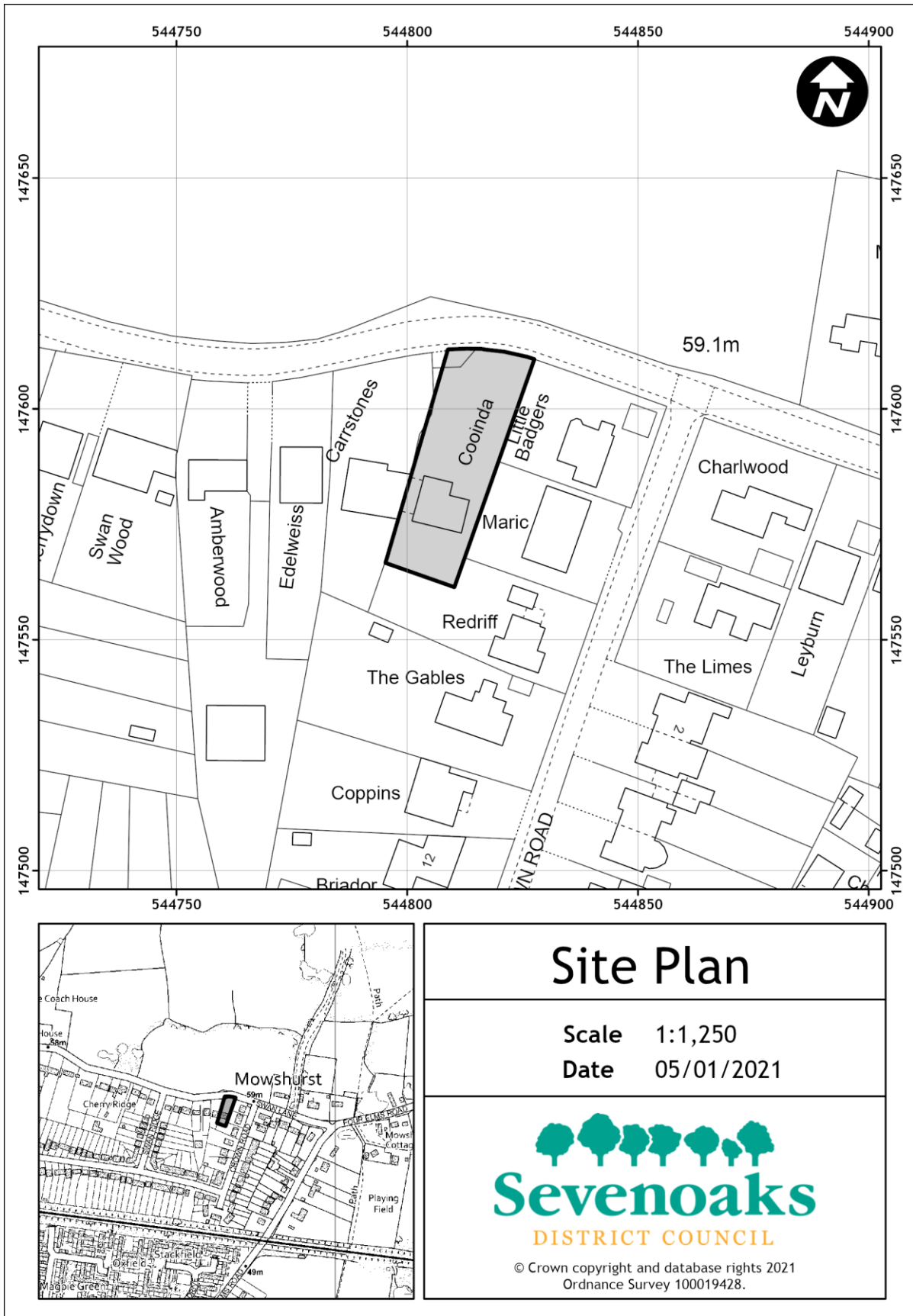
Background papers

Site and block plan

Contact Officer(s): Anna Horn : 01732 227000

Richard Morris
Chief Planning Officer

[Link to application details](#)



Site Plan

Scale 1:1,250

Date 05/01/2021



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Ordnance Survey 100019428.

BLOCK PLAN

