

4.4 20/03257/HOUSE

Revised expiry date 19 February 2021

Proposal:

Proposed two storey side extension. Alteration to fenestration.

Location:

52 Capelands, New Ash Green, KENT DA3 8LQ

Ward(s):

Ash And New Ash Green

Item for decision

This application has been called to Committee by Councillor Pett on the grounds of loss of visual amenity, specifically that the "slot" created at first floor level will be incongruous and at variance with other approved (and built) alterations to the same design of house elsewhere in this estate.

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 external surfaces of the development hereby permitted shall match those used on the existing building.

To ensure that the appearance of the development is in harmony with the existing character of the building 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: PL-1675

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 site comprises of a two-storey link detached dwelling located within New Ash Green. There are neighbouring properties to the side and rear of the application site.

Description of proposal

- 2 Proposed two storey side extension. Alteration to fenestration.

Relevant planning history

- 3 No relevant planning history.

Policies

- 4 National Planning Policy Framework (NPPF)
- 5 Core Strategy (CS)
 - SP1 Design of New Development and Conservation
- 6 Allocations and Development Management Plan (ADMP)
 - EN1 Design Principles
 - EN2 Amenity Protection
 - EN4 Heritage Assets
 - T2 Vehicle Parking
- 7 Other:
 - Sevenoaks Residential Extensions Supplementary Planning Document (SPD)

Constraints

- 8 The following constraints apply
 - Area of Archaeological Potential
 - Ancient Woodland (outside of application site boundary)

Consultations

- 9 Ash-cum-Ridley Parish Council - “The Parish Council objects to this application as the proposed development, with a 1m gap will be out of keeping with the street scene and the character of the houses in that row.”

Representations

10 One letter of objection has been received relating to the following issues:

- Design and aesthetics
- 1 metre gap
- The neighbouring property would prefer the extension to join their property at ground and first floor level
- Maintenance
- Water penetration
- Snow
- Health hazard and loss of amenity for residents
- Joining the two houses would save energy

Chief Planning Officer's appraisal

11 The main planning considerations are:

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

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 property is located in Capelands, within New Ash Green. The wider street scene consists of a number of terraced, semi-detached and linked detached dwellings that are two storeys in height and have a similar architectural design, appearance and pallet of materials. Some properties within the surrounding area have been extended and altered in the past through the addition of single storey and two storey extensions.

14 The immediate street scene comprises of a row of properties that are link detached. These properties contain staggered and irregular building lines as well as inconsistent eaves heights. However, there is a consistent pattern of gaps between the row of properties. These gaps are considered to be an important feature of the street scene because they allow views through to the Ancient Woodland situated to the north of the application site and also break up the existing built form, contributing positively to the character of the surrounding area.

15 The proposed development would include a two storey side extension and alterations to fenestration. At first floor level, the proposed two storey extension would extend beyond the south east side elevation of the existing property by approximately 2.5 metres. At ground floor level, the extension would extend beyond the rear elevation of the existing ground floor dining room by 2.7 metres, in line with the rear elevation of the existing property.

16 The extension would be a modest addition and would have a similar roof form and design when compared to the existing dwelling. Furthermore, the

materials used in the construction of the extension would match those of the existing dwelling and the windows and doors would be of a similar size and proportion. As such, it is considered that the extension would integrate successfully with the character of the existing dwelling and would result in a cohesive design.

- 17 The extension would also be set back from the front elevation of the existing property by approximately 1.2 metres. This would ensure that the extension does not appear unduly dominant in the street scene and that the visual primacy of the original dwelling is maintained.
- 18 In addition, the proposed extension would maintain a minimum gap of 1 metre between the side wall of 52 Capelands and the side wall of 53 Capelands, which is situated along the shared boundary of the two properties. This would be in accordance with the guidance set out in the Residential Extensions SPD to prevent visual terracing.
- 19 It is acknowledged that concern has been raised during the consultation process in relation to the 1 metre gap and its impact on the character of the area. However, it is considered that the proposed 1 metre gap would maintain the link-detached appearance of the row of properties and would prevent the extension from having a cramped appearance which would be at odds with the pattern of development within the immediate street scene. Furthermore, the 1 metre gap would ensure that, whilst to a lesser degree, views towards the Ancient Woodland situated to the north of the application site remain.
- 20 It is also acknowledged that within the wider area there have been a number of extensions that have enclosed the first floor gaps between properties. However, due to the irregular building lines and inconsistent eaves heights of the row of properties within the immediate street scene, it is considered that the two storey extension, along with the resulting 1 metre gap between No. 52 and No.53 Capelands, would not appear unduly prominent or visually intrusive and would not cause significant harm the overall character and appearance of the area. The extension would sit comfortably in the surrounding street scene and would retain the defined features of the surrounding area.
- 21 The proposed alterations to fenestration would include the installation of bi-fold doors along the rear elevation of the existing property. The bi-fold doors would not be publically visible in the street scene and therefore would not have a detrimental impact on the character of the surrounding area.
- 22 Overall, the development would preserve the character and appearance of the area in accordance with the NPPF, policies SP1 of the Core Strategy and EN1 of the ADMP and the Residential Extensions SPD.

Impact on neighbouring amenity

23 Light

24 The 45-degree test was conducted and the proposed development passed the test. The proposed two storey extension would not result in a loss of light to any neighbouring property.

25 Privacy

26 The proposal would not result in a loss of privacy to any neighbouring property. This is because the extension would not directly overlook the main windows or private amenity areas of the properties situated to the side and rear of the application site. Furthermore, there are already windows on the front and rear elevations of the existing property and therefore the degree of overlooking would be the same as that which currently exists.

27 Visual intrusion

28 The proposal would not result in visual intrusion nor harm the outlook of neighbouring properties. None of the main windows of the neighbouring properties situated to the side and rear of the application site would directly overlook the extension.

29 The extension would be partially visible from the rear gardens of the surrounding neighbouring properties, however, this is not considered to be harmful. The proposed extension it is not a dominant or visually intrusive addition and therefore the development would not significantly alter the existing outlook from these rear gardens towards 52 Capelands.

30 Overall, the development would safeguard the amenities of existing and future occupants of nearby properties and would provide adequate residential amenities for existing and future occupiers of 52 Capelands in compliance with the NPPF and Policy EN2 of the ADMP.

Other issues

31 Area of Archaeological Potential

32 The site is located in an Area of Archaeological Potential. Since there is existing built form on the site and the land has already been displaced, the proposed development should not have an impact.

33 Ancient Woodland

34 There is an Ancient Woodland to the north of the application site. The proposed extension would have no direct or indirect impacts on the Ancient Woodland. The extension would take place within the application site and would not constitute major development. Therefore, the extension would not result in the damaging or destroying of the ancient woodland or significantly increase the amount of pollution and disturbance to wildlife.

35 Neighbour comments

- 36 Design, aesthetics and 1 metre gap
- 37 It is noted that the neighbouring property, 53 Capelands, has raised concern regarding the design of the two storey extension and the 1 metre gap between the two properties. They have also stated that they would prefer the extension to be built up to their property, without a gap.
- 38 The purpose of the 1 metre gap, as outlined in the Residential Extensions SPD, is to prevent visual terracing. The design of the extension and the impact of the 1 metre gap on the character of the surrounding area, has been addressed within this report.
- 39 Maintenance, water penetration, snow and energy
- 40 The neighbouring property has raised concern regarding access to the first floor level for maintenance and issues relating to water penetration, collection of snow and loss of energy as a result of the 1 metre gap between the two properties and the flat roof of the extension.
- 41 These issues are not a planning matter and therefore cannot be taken into consideration when determining a planning application.
- 42 However, the submitted plans show that the 1 metre gap between the two properties would comprise of a pitched roof, rather than a flat roof, which would enable run off.
- 43 Health and amenities
- 44 The neighbouring property has also raised that the proposed 1 metre gap may result in nesting birds and windblown rubbish which may cause a health hazard and loss of amenity for residents.
- 45 There is separate Environmental Health legislation which would address this matter.
- 46 Parish Council comments
- 47 The Parish Council have raised that the 1 metre gap between the proposed extension and the neighbouring property 53 Capelands would be out of keeping with the street scene and the character of the houses within the row. As previously mentioned, the impact of the proposed extension on the character of the area has been addressed within this report. The proposed 1 metre gap would maintain the link-detached appearance of the row of properties and would ensure that the extension does not result in a terraced or cramped appearance at odds with the pattern of development within the immediate street scene, in accordance with the Residential Extensions SPD.

Community Infrastructure Levy (CIL)

- 48 The proposal is not CIL liable.

Conclusion

49 The proposal would be an acceptable form of development because it would not have a detrimental impact on the character of the existing property or the surrounding area. Furthermore, it would not have a harmful impact on neighbouring amenities. As a result, the development would comply with our policies.

50 It is therefore recommended that this application is GRANTED.

Background papers

Site and block plan

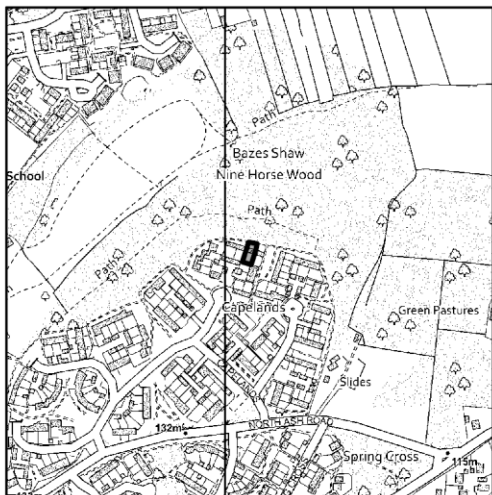
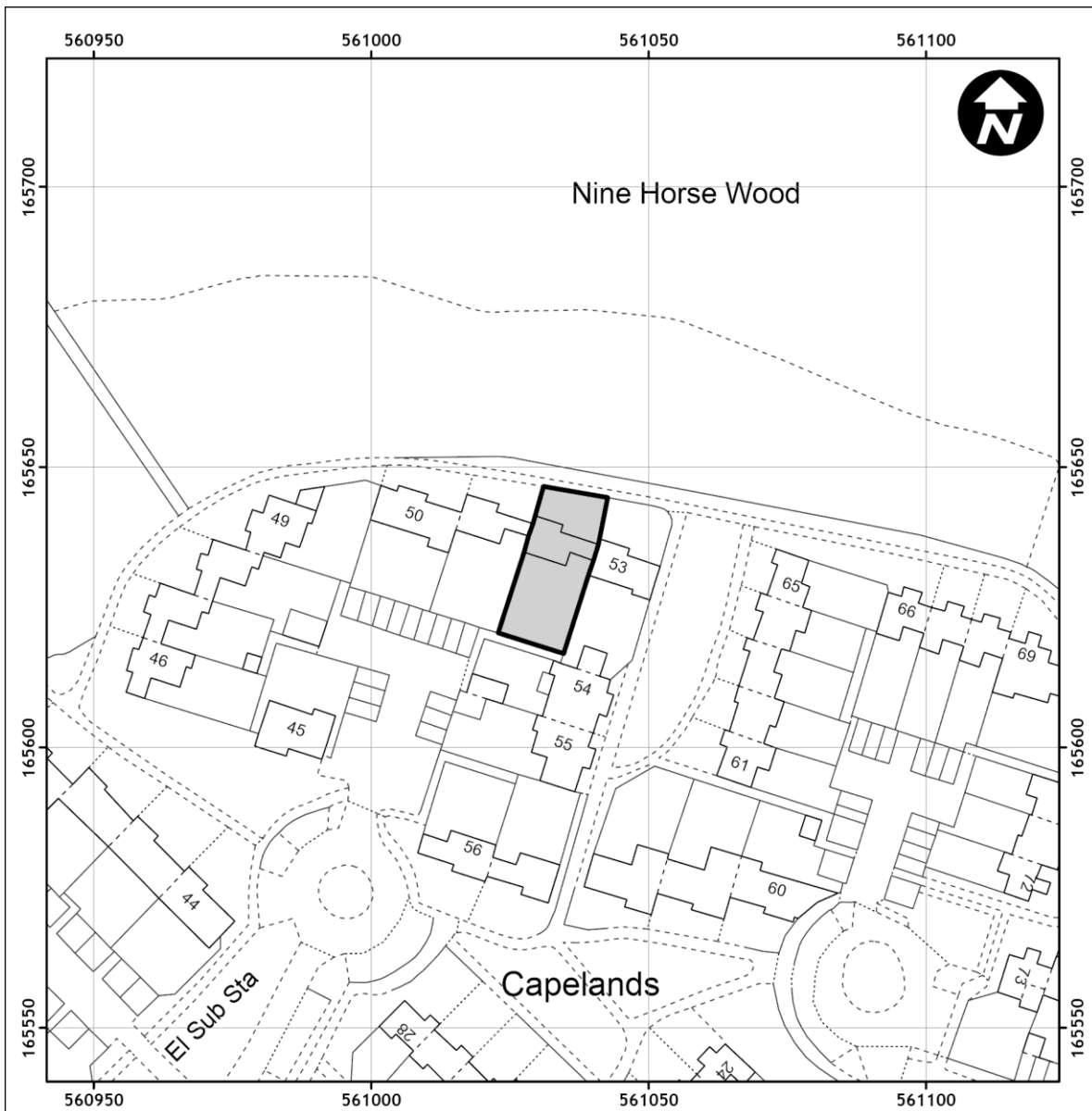
Contact Officer(s):

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Chief Planning Officer

[Link to application details:](#)

[Link to associated documents:](#)



Site Plan

Scale 1:1,250

Date 27/01/2021



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Ordnance Survey 100019428.

BLOCK PLAN

