

4.5 20/03106/HOUSE

Revised expiry date 22 January 2021

Proposal: Loft conversion with rear dormer and front velux windows.

Location: 39 Cobden Road, Sevenoaks, KENT TN13 3UB

Ward(s): Sevenoaks Eastern

### **Item for decision**

Councillor Clayton has referred the application to Development Control Committee on the grounds of loss of privacy, overshadowing and general dominance.

**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: RA1461/REV A/01 and 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 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 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 site comprises a two storey terraced property located to the west of Cobden Road within the Hartslands Conservation Area in Sevenoaks.

## Description of proposal

- 2 The application seeks permission for a loft conversion with a rear dormer and front facing roof light windows. The application has been amended from the initial scheme submitted.

## Relevant planning history

- 3 18/03858/LDCPR Single storey rear extension. GRANT 11/02/2019.

## Policies

- 4 National Planning Policy Framework (NPPF)
- 5 Core Strategy (CS)
  - LO1 Distribution of Development
  - 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 SPD
  - Sevenoaks Hartslands Conservation Area Appraisal

## Constraints

- 8 The following constraints apply  
Sevenoaks - Hartslands Conservation Area

## Consultations

- 9 Sevenoaks Town Council -  
“Sevenoaks Town Council recommended refusal on the grounds the dormer occupies too much of the roof space to meet the requirements of the conservation area designation.”

## Representations

- 10 One public comment on behalf of three properties received supporting the principle of development but raising concerns regarding the size and bulk of the dormer, visual intrusion, impact on Conservation Area and materials.

## Chief Planning Officer's appraisal

- 11 The main planning considerations are:
- Design and impact on the character and appearance of the area
  - Impact on neighbouring amenity
  - Impact on the Conservation Area
  - Impact on highways safety and parking provision

## Design and impact on the character and appearance 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 dwellings along Cobden Road and the immediate vicinity are predominantly made up of rows of terraced properties, many of which have benefitted from loft conversions with rear facing dormer windows.
- 14 The dormer would be located on the rear roof slope so would not be highly prominent or visible from the street scene. The front facing roof lights would be visible from the street scene but would not be considered as harmful to the residential character of the area, with other examples of front roof lights present within the street scene along Cobden Road. Whilst the loss of the chimney may impact the street scene, again a precedent has been set with adjoining neighbours to the south of the site having carried out similar developments. Overall, the proposal would not be considered as out of character within the wider pattern of development and would not be considered intrusive or prominent within the street scene.
- 15 The Residential Extensions SPD advises that rear dormers should be proportionate in scale to the roof plane and should be below the highest part of the existing roof (the ridgeline), demonstrating a set back from the eaves and sides to maintain the visual appearance of the roof line. The applicant amended the scheme to demonstrate a set down from the ridge height and a set in from the sides of 100mm. Therefore, the dormer would not have the appearance of occupying the whole roof plane and would appear more proportionate to the existing property in terms of mass, bulk and size. The revised scheme is considered to be more acceptable when considering the design, form and proportions of the proposed dormer.
- 16 The materials proposed are hung tiles to match and complement the materials of the existing property and help blend the dormer into the existing roof slope. The proposed fenestration on the dormer would be a timber sash style window to match the traditional fenestration on the rear

elevation of the property. The materials are considered to be of high quality and would appear in keeping with the host dwelling.

- 17 As indicated, other large rear facing dormers have been granted within the immediate locality, a recent example being number 14 Cobden Road, which was supported by the Town Council and granted permission in December under reference 20/02929/HOUSE.
- 18 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**

- 19 Policy EN2 of the ADMP requires proposals to safeguard the amenities of existing and future occupants of nearby properties.
- 20 When considering the siting and scale of the proposed dormer in relation to the adjoining neighbouring properties, the proposal would not be considered to pose a harmful loss of light, outlook or privacy to neighbouring properties.
- 21 The dormer would be adequately separated from the properties located to the rear of the site, numbers 18-24 Prospect Road, and would not be considered to pose a harmful perception of overlooking. The property located directly to the rear of the application site, number 20 Prospect Road, is separated by a 21m back to back separation distance which is considered to be acceptable when considering the protection of neighbouring amenity.
- 22 The dormer would be set within the existing roof slope and would not be harmful to neighbouring properties through overshadowing or a loss of light. The dwellings to the south of the application site have similar style dormers and the proposal would not be considered as visually intrusive to neighbouring properties when considering the wider pattern of development within the immediate area.
- 23 As such, the proposal is not considered to be harmful to neighbouring amenity, in accordance with policy EN2 of the ADMP.

#### **Impact on the Conservation Area**

- 24 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.
- 25 The application site is located within the Sevenoaks Hartlands Conservation Area. The Conservation Area Appraisal for Sevenoaks Hartslands Area states that dormer additions should not be considered in instances where they will face directly on to the street. With regards to this application, the dormer would be sited on the rear roof slope where it would not be visible from the street scene.

- 26 Moreover, the bulk and scale of the proposed dormer is considered to be acceptable and the dormer would not be considered to harm the important views within the Conservation Area. There are other similar developments that have been allowed within the surrounding locality and the proposal would not be considered to harm the character or appearance of the Conservation Area.
- 27 In addition, the construction materials are considered to be appropriate to the site context. The proposed roof lights on the front elevation are modestly sized and would not project from the roof slope. Whilst the chimney would be lost, this would not be considered to substantially harm the significance of the Conservation Area to a degree that could warrant a refusal.
- 28 Overall, the proposal would not be considered to substantially harm the setting, significance and historic interest of the Conservation Area and the character and appearance of the heritage asset would be preserved, in accordance with policy EN4 of the ADMP.

#### **Impact on highways safety and parking provision**

- 29 Due to the existing parking arrangements, the properties on Cobden Road rely predominantly upon on-street parking. Although the proposal will add an additional third bedroom to the property, this would not be considered to pose an increased need to demonstrate further parking provisions. Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact upon highways safety, or if the residual cumulative impact upon the road network would be 'severe'. The addition of the third bedroom would not be considered to pose a 'severe' impact upon the road network and on this basis the proposal is considered acceptable in this regard.

#### **Conclusion**

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

#### **Background papers**

Site and block plan

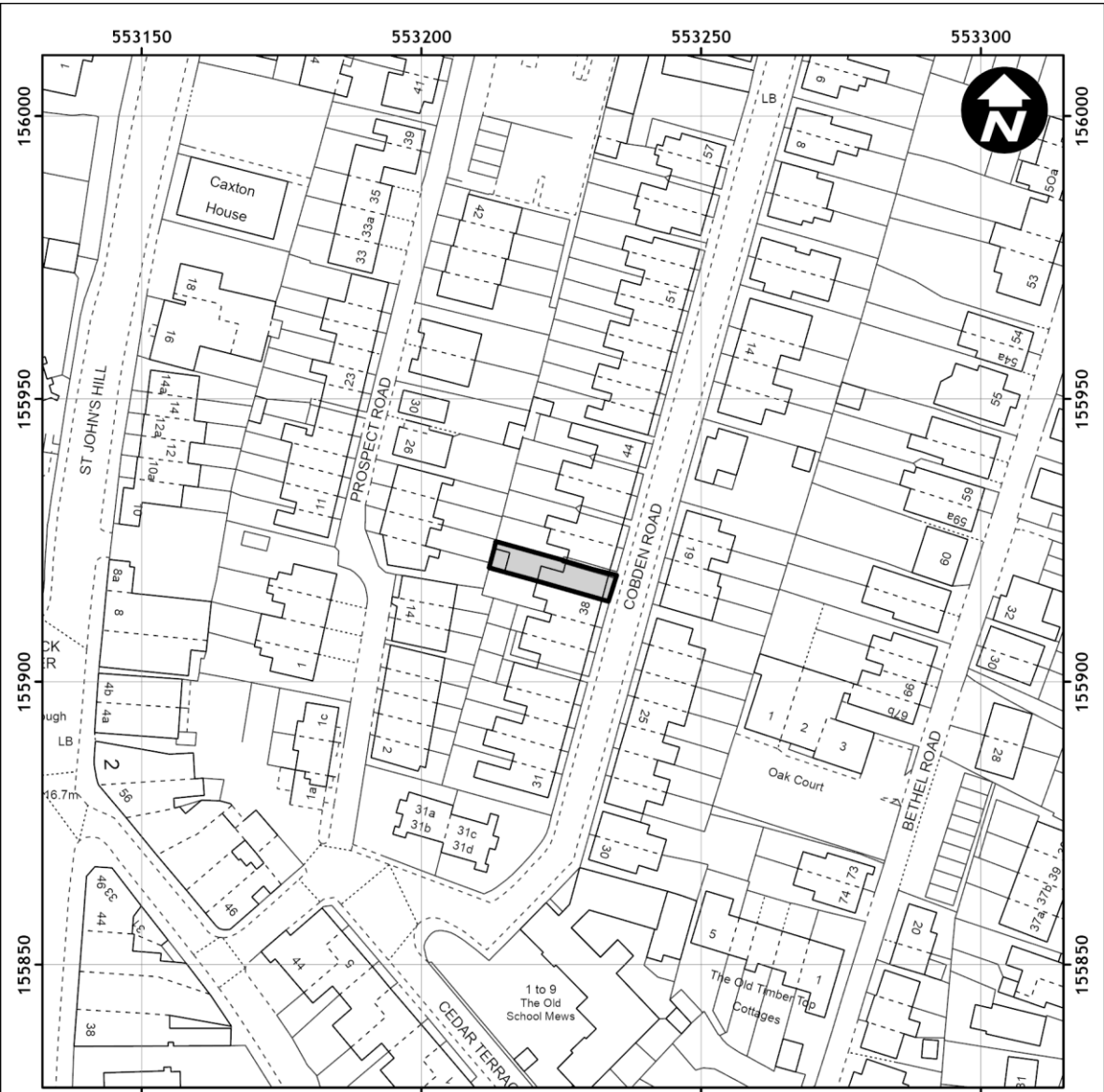
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**Richard Morris**  
**Chief Planning Officer**

[Link to application details](#)

[Link to associated documents](#)



<h1>Site Plan</h1>	
Scale	1:1,250
Date	29/01/2021
<small>© Crown copyright and database rights 2021 Ordnance Survey 100019428.</small>	



BLOCK PLAN

