

4.5 21/00089/MMA

Revised expiry date 2 April 2021

Proposal:

Minor material amendment to 20/02399/HOUSE.

Location:

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

Ward(s):

Brasted, Chevening And Sundridge

Item for decision

The application has been referred 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 the time limit imposed on application SE/20/002399/HOUSE.

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 submitted with application number 20/02399/HOUSE.

To ensure that the appearance of the development is in harmony with the existing character of the EN1 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: KBC/20/145/01, KBC/20/145/21

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 detached dwelling located within Westerham Road. Westerham Road is located within an urban location, with a variation of both detached and semi-detached dwellings, which differ in appearance and design.

Description of Proposal

- 2 Minor Material Amendment to 20/02399/HOUSE.
- 3 The amendments proposed include:
 - An extension to the approved front extension by an additional 0.62m
 - An extension to the approved flat roof by an additional 0.48m
 - Alterations to fenestration: changing the door on the front extension to a window, addition of a window in the garage, change the bi-fold door on the rear elevation to patio doors
 - Internal alterations

Relevant Planning History

- 4 20/2399/HOUSE - Single storey rear extension - GRANTED - 20/11/20

Policies

- 5 National Planning Policy Framework (NPPF)
- 6 Paragraph 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
- 7 Core Strategy (CS)
 - SP1 Design of New Development and Conservation

8 Allocations and Development Management Plan

- SC1 Presumption in Favour of Sustainable Development
- EN1 Design Principles
- EN2 Amenity Protection

9 Others

- Sevenoaks Residential Extensions Supplementary Planning Document (SPD)

Constraints

10 The following constraints apply:

- Area of Archaeological Potential (part of the site)

Consultations

11 Chevening Parish Council: Chevening Parish Council offers no objection to the above planning application.

Representations

12 No representations have been received.

Chief Planning Officer's Appraisal

13 The main planning considerations are:

- Principal issues;
- Impact on the character of the area;
- Impact on residential amenity

Principle Issues

14 There is no statutory of a 'minor material amendment' but is likely to include any amendment where its scale and or nature results in a development, which is not substantially different from the one, which has been approved. The following assessment therefore needs to consider where the proposed amendments are 'minor material' and if so, whether the amendments are acceptable and compliant with relevant planning policy and guidance.

15 For the above reasons, details such as the red line for the original application are not assessed until this application, as they are not material.

- 16 This assessment should also consider whether any national or local policies or other material considerations have changed considerably since the original grant of planning permission.
- 17 There have not been any changes to the National Planning Policy Framework since this application was approved.

Impact on the character of the area

- 18 Policy SP1 of the Core Strategy states that all new development should be designed to a high quality and should respond to the character of the area in which it is situated.
- 19 Policy EN1 of the ADMP states that the development should respond to the scale, height, materials and site coverage of the area and should respect the character of the site and surrounding area.
- 20 The proposed amendments include an alteration to an existing door on the front elevation, the addition of a window to the garage and the alteration to the existing bi-fold doors. This however, would be an acceptable alteration to the property due to the varied character and design of the properties of the street scene and that the proposed windows and doors would still remain proportional to the dwelling. The patio door and window would be in the same position as the existing doors and the garage window would be a minor addition and would not be visible from the highway. The proposed materials would also match the existing and would respect the character of the property.
- 21 The proposal also includes an extension to the approved front extension and flat roof. This would be a moderate extension to the front elevation, which would not exceed further than the existing front elevation of the property. It would be a minor extension to the existing, which would not considerably alter the character and appearance of the approved front elevation.
- 22 In addition to the above, the internal alterations would be acceptable and would not affect the external appearance of the dwelling.
- 23 Overall, the proposal would be acceptable amendments to the scheme, which would respect the character and appearance of the street scene and would remain in keeping.
- 24 The proposal complies with Policy EN1 of the ADMP.

Impact on residential amenity

- 25 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.

- 26 The proposed extension to the approved front extension along with the internal alterations would not impact the neighbouring properties as the extension is positioned at a considerable distance from the neighbours located opposite the site. The internal alterations would not be externally visible.
- 27 The proposed amendments to the windows would also not impact the neighbouring properties. The proposed window to the front elevation would replace an existing door and the patio doors would replace the bi-fold doors and therefore would result in no additional impact than the current situation. The proposal does include the addition of the window in the garage, however this would alter not impact any neighbouring properties as the view from this window would face the existing property and would be shielded from the neighbours.
- 28 The proposal therefore complies with Policy EN2 of the ADMP.

Community Infrastructure Levy (CIL)

- 29 The proposal is not CIL liable.

Conclusion

- 30 The proposal complies with Policies EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

Recommendation

- 31 It is therefore recommended that this application is GRANTED.

Background Papers

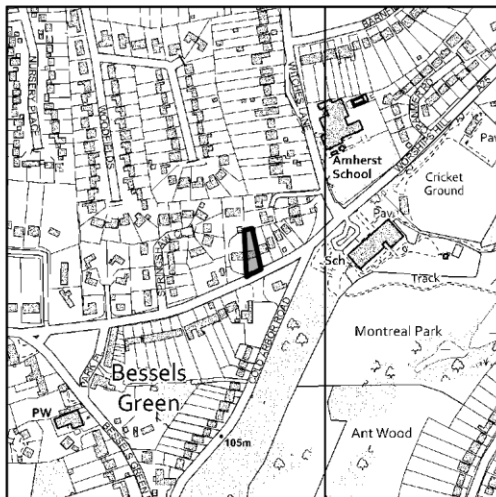
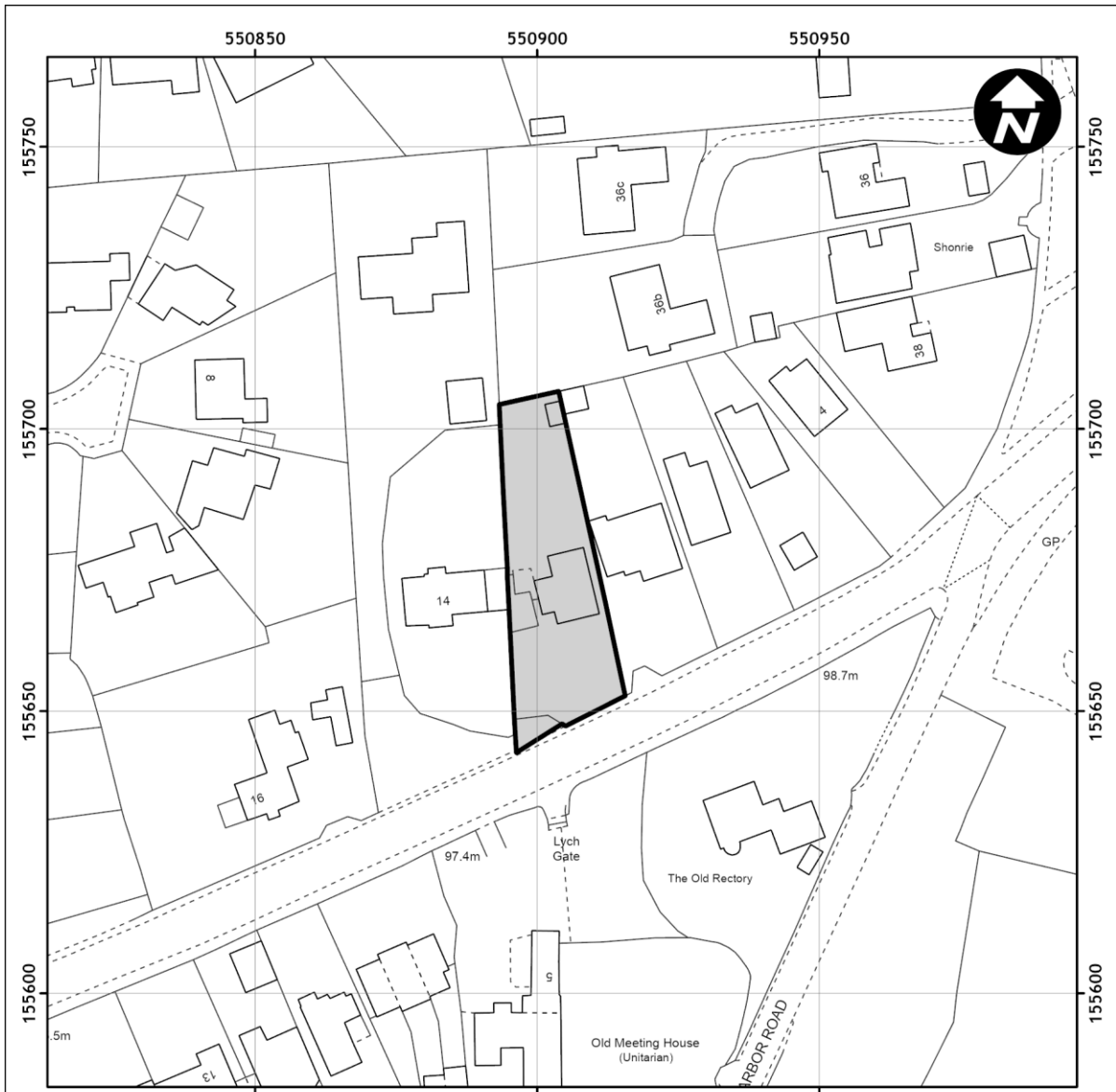
Site and Block Plan

Contact Officer(s) Louise Cane 01732 227000

Richard Morris
Chief Planning Officer

[Link to application details](#)

[Link to associated documents](#)



Site Plan

Scale 1:1,250
Date 05/03/2021



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Ordnance Survey 100019428.

BLOCK PLAN

