

4.6 21/03134/HOUSE

Date expired 30 November 2021

Proposal:

Demolition of sunroom with side infill, rear extension and rooflights.

Location:

102 Manor Forstal, New Ash Green, KENT DA3 8JQ

Ward(s):

Ash And New Ash Green

#### **Item for decision**

This application is referred to the Development Control Committee for a decision, as the applicant is a District Councillor.

**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: Drawing No. PL-1691-01.

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

### **Description of proposal**

- 2 Demolition of sunroom with side infill, rear extension and rooflights.

### **Relevant planning history**

- 3 None.

### **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

- 7 Other:

- Residential Extensions Supplementary Planning Document (SPD)

### **Constraints**

- 8 No relevant constraints.

### **Consultations**

- 9 Ash-cum-Ridley Parish Council - "The Parish Council does not object to this application as long as it does not conflict with local planning policy."

### **Representations**

- 10 No representations have been received.

### **Chief Planning Officer's appraisal**

- 11 The main planning consideration 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 existing dwelling is located in Manor Forstal, within New Ash Green. The dwelling faces towards North Ash Road and there is a footpath which runs along the front and side of the site.
- 14 The immediate street scene consists of a row of properties that are link detached and have a similar architectural design, appearance and pallet of materials. Some properties within the surrounding area, including the adjoining neighbouring property 103 Manor Forstal, have been extended and altered in the past through the addition of single storey rear extensions.
- 15 The proposed development would involve the demolition of the existing sunroom to the rear of the dwelling and the erection of a side and rear extension. The extension would be single storey with a low eaves height and a modest projection. The extension would also have a flat roof, with roof lights, which would sit below the main roof of the dwelling. Additionally, the materials used in the construction of the extension would match those of the existing dwelling. As such, it is considered that the proposed extension would appear proportional and subservient and would not harm the overall character of the dwelling.
- 16 The proposed development would not be visible from North Ash Road. However, there would be partial glimpses of the extension within the street scene from the footpath to the side of the site, as well as from the car park to the southeast. However, due to the sensitive design of the proposed extension, it is considered that the development would not appear unduly prominent or visually intrusive in the street scene. It would appear as a sympathetic addition when viewed against the existing built form. Furthermore, views of the extension from the footpath would be softened by the existing fencing and vegetation along the western boundary of the site. Therefore, it is considered that the proposed extension would not have a detrimental impact on the character of the surrounding area.
- 17 Overall, the development would preserve the character and appearance of the area in accordance with the policy SP1 of the Core Strategy, policy EN1 of the ADMP, the NPPF and the Residential Extensions SPD.

## **Impact on neighbouring amenity**

- 18 Policy EN2 of the ADMP and our Residential Extensions SPD are relevant in the consideration of this application.
- 19 Light
- 20 The 45-degree test was conducted and the proposed development passed the test. The extension would not result in a harmful loss of light for any neighbouring property.

- 21 Privacy
- 22 The proposed development would not result in a loss of privacy to any neighbouring property. This is because no part of the extension would directly overlook the main windows or private amenity areas of the surrounding neighbouring properties to the front, side or rear of the site.
- 23 The flank elevation of the neighbouring property, 101 Manor Forstal, which faces towards the rear garden of the application site, does not contain any windows. Views of other neighbouring properties to the rear of the site would also be restricted by the existing tall trees along the southern boundary.
- 24 Visual intrusion
- 25 The proposed development would not result in visual intrusion nor would it harm the normal outlook of neighbouring properties. None of the main windows of the surrounding neighbouring properties would directly overlook the proposed extension and the extension is not considered to be an unduly dominant or visually intrusive addition.
- 26 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 102 Manor Forstal, in accordance with policy EN2 of the ADMP and the NPPF.

#### **Other issues**

- 27 N/A

#### **Community Infrastructure Levy (CIL)**

- 28 The proposal is not CIL liable.

#### **Conclusion**

- 29 The proposal would be an acceptable form of development and would comply with our policies.
- 30 It is therefore recommended that this application is GRANTED.

#### **Background papers**

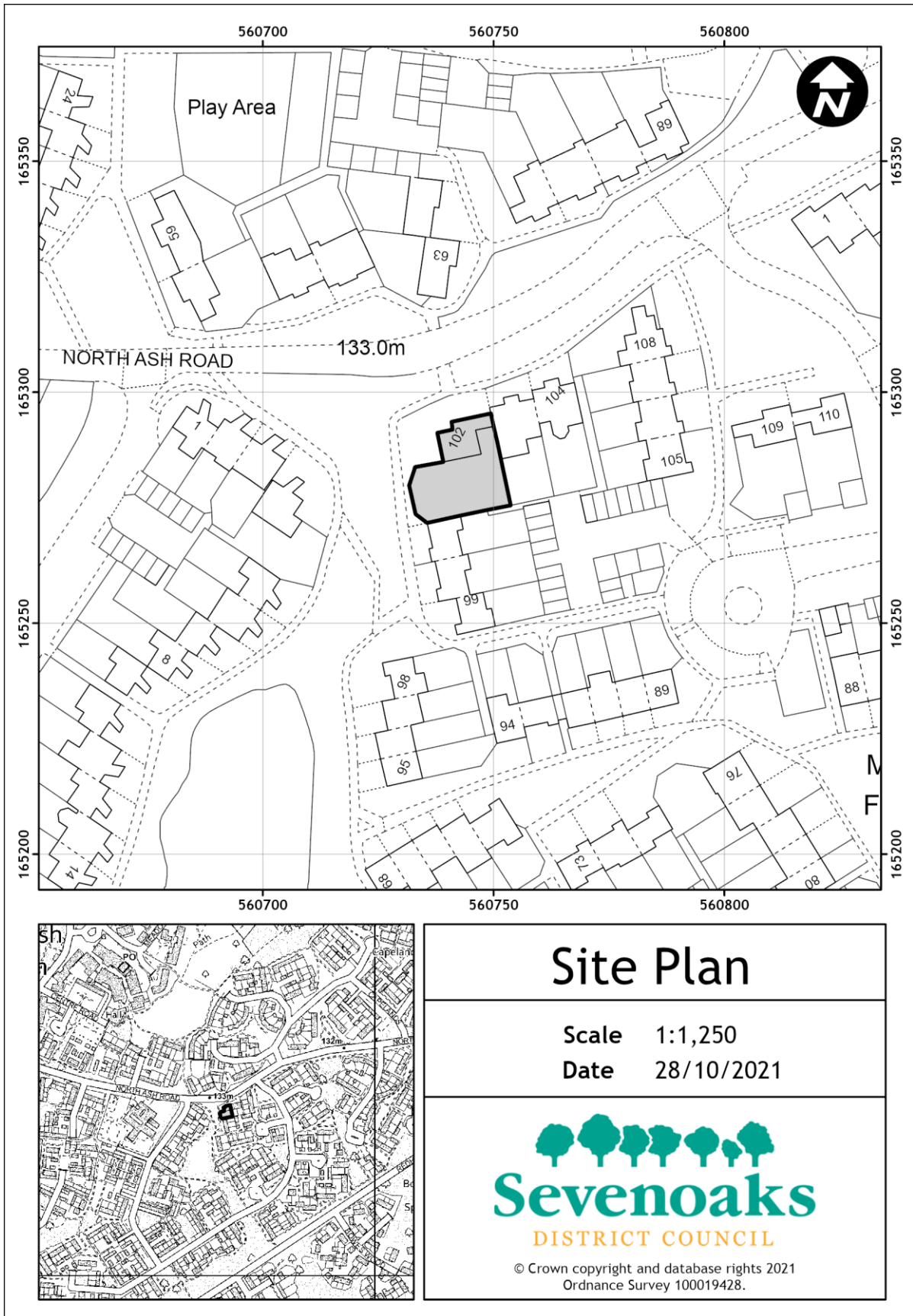
Site and block plan

Contact Officer(s): Hayley Nixon: 01732 227000

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

Link to application details:

Link to associated documents:



BLOCK PLAN

