

4.4 22/00152/HOUSE Revised expiry date 29 April 2022

Proposal: Proposed part two storey, part single storey rear extension with roof light. Alterations to fenestration.

Location: Greenacre, Castle Hill, Hartley Longfield Kent DA3 7BL

Ward(s): Hartley & Hodsoll Street

Item for decision

The application has been called to Development Control Committee by Councillor Cole. The reason the application has been called on the grounds that the revised/amended plans do not appear to deflect from the original plans sufficiently to mitigate the concerns expressed by the Conservation Officer.

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 indicated upon the approved plans and the submitted application form.

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.

3) The development hereby permitted shall be carried out in accordance with the following approved plans: 7408-P-01 REV B, 7408-P-03 REV B, 7408-P-02 REV B

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 dwelling is a detached two storey house located along Castle Hill, which falls within the rural settlement confines of Hartley. The site has listed building (Hartley Cottage) adjacent it, with the rest of the street scene being a mix of different dwelling types and design.

Description of proposal

- 2 Proposed part two storey, part single storey rear extension with roof light. Alterations to fenestration.

Relevant planning history

- 3 21/01512/FUL Demolition of existing dwelling, formation of new access and erection of replacement dwelling to rear with associated garage, parking and landscaping - REFUSED - 23/11/2021

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:
- Adjacent Listed Building - Hartley Cottage
 - Metropolitan Green Belt to the rear

Consultations

- 9 Hartley Parish Council: Amended comments:

In light of the comments from the Conservation Officer in response to the amended plans, the Parish Council wishes to submit a *revised* response of No objection.

- 10 Conservation Officer - Amended comments

Given the previous comments on the proposed extension, the comments below refer to the current amendments to the proposals only. For further detail and context please refer to the previous conservation comments on the application.

- 11 The proposals have been revised to locate the single storey elements closest to the listed building and reduce the impact of the two storey elements. Stepping the two storey element back and away from the listed building and adding further articulation reduces the bulk and massing of the extension next to listed building. In addition, the revisions reduce the visibility of the extension when seen in oblique views from the street, adjacent to the listed building. The impact is further mitigated by the use of more traditional design and materials seen on the host dwelling.
- 12 The revised plans address my previous concerns and are therefore supported when assessed against policy EN4

Representations

- 13 Three letters of objection have been received relating to the following issues:
- Impact on the street scene and adjacent listed building, as such failing to comply with EN4.
 - The proposal will overshadow the listed building
 - Loss of light
 - The plans does not include the listed building of Hartley Cottage on the plans

- The access to the site is adjacent a public highway, which may have an effect on public safety during construction.
- The development will create noise, dirt and disturbances during the building phase
- The bulk of the development is overbearing
- The increase in size of the extension is larger than previous proposal before the amendment and not in proportion with the house.

Chief Planning Officer's appraisal

14 The main planning considerations are:

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

Impact on listed building

- 15 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.
- 16 The NPPF also states that great weight should be given to the conservation of heritage assets (para.199).
- 17 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.
- 18 The site is located to the south east of the listed building Hartley Cottage. The proposed works will not physically attach to or connect onto the adjacent listed building or its curtilage listed structures. Therefore the assessment is whether or not the proposed works will conserve or enhance the setting of the listed Hartley Cottage.
- 19 The proposed works are located to the rear elevation of Greenacre, which therefore limit its impact upon the setting of the listed building due their location. The scheme has also been amended, by stepping the extension back and away from the listed building and utilising a more sympathetic design and use of materials. Greenacre and Hartley Cottage are separated by a generous distance of 11 metres, which provides a clear definition from one another within the street scene and retains a

spacious to the setting of the Listed Building. As such the proposed works will conserve the setting of the setting of the listed building.

- 20 This view is supported by the Conservation Officer who is now satisfied following amendments to the scheme that the proposal will conserve the setting of the architectural and historic significance of the adjacent listed building of Hartley Cottage. The changes have negated the harm that the extension may have previously had.
- 21 In summary, the scale, siting and design of the proposed extension would ensure the development on the site would conserve the setting of the architectural and historic significance of the adjacent listed building of Hartley Cottage. The proposal would therefore comply with policy EN4 of the ADMP and the NPPF.

Impact on the character of the area

- 22 The relevant policies relating to design and the character of the area are SP1 of the Core Strategy and EN1 of the ADMP. The Residential Extensions SPD is also applicable.
- 23 The dwelling is set back from the road and has visibility within the immediate street scene. The location of the rear extension and its location means that the proposal would have a limited impact on the street scene.
- 24 The proposed alterations would be seen in the context of the house, with the nature and size of the extension appearing as a suitable addition. The works would maintain the character of the house, which further aids in it appearing cohesive within the street scene.
- 25 The rear extension would be part two storey/part single storey which would infill the space at the rear of the property. The extension would match the design of the roof in terms of its eaves height and design, with the extension being stepped down from the main roof ensuring it appears subservient to the house.
- 26 The property would keep all of its key features with the extension appearing cohesive with the design of it. The increase in size of the development would appear proportionate to the dwelling and the size of the plot it is suited within. The extension would be as a modest addition without appearing bulky and out of scale with the site. The extension is as such acceptable in terms of its design, form and proportions.
- 27 The materials indicated on the submitted plans and application form indicate that the materials would be acceptable upon the street scene and its character. A condition can be secured for this.

- 28 Concern has been raised that the size of the increase to the property is not in proportion with the house and percentage increases have been provided. The dwelling lies within a rural settlement and therefore is not subject to a threshold percentage increases unlike in the green belt. The judgement of the proposed acceptability of the physical changes has been carried out above and found to be acceptable.
- 29 The dwelling has suitable parking areas located to the front of the property to meet the requirements of Policy T2 due to the increase in habitable rooms.
- 30 The proposal meets the requirements of the NPPF and the relevant policies relating to design and the character of the area are SP1 of the Core Strategy and EN1 of the ADMP. The Residential Extensions SPD is also applicable.

Impact to neighbouring amenity

- 31 The proposal would pass the 45 degree background daylight in plan and elevation in relation the neighbouring properties. It would also not result in the scheme cutting out sunlight for a significant part of the day to any of the neighbouring properties.
- 32 The proposed extension does not include any new windows within the side elevations. There are proposed windows located in the rear elevation, would replace those already in situ, albeit set further back. There are no properties directly to the rear of the property and therefore the proposed rear facing windows will not result in the loss of any privacy to neighbouring properties.
- 33 I am satisfied that the proposed relationship to neighbouring properties means that the outlook from these properties would not be impacted upon. Further to this there is a generous gap between the dwellings which is shielded by boundary treatment and tall landscaping.
- 34 The comments have been received raising concerns over disturbances from dirt and noise during the building phase. This would be an issue for an Environmental Health to investigate if it causes a nuisance. Given the nature and scale of the development being solely a residential extension, this is not a material planning consideration.
- 35 Therefore, the proposal would not have an adverse impact on amenities and would meet the requirements of the NPPF and policy EN2 of the ADMP

Community Infrastructure Levy (CIL)

36 The proposal is not CIL liable.

Conclusion

37 The proposed extension is of a design and form which respects the character of the area and protects the neighbouring amenity of the neighbours. The extension would preserve the setting of the listed building adjacent.

38 The proposal when taking all of the above into consideration would be compliant with both the national and local policies in place.

39 It is therefore recommended that this application is granted.

Background papers

Site and block plan

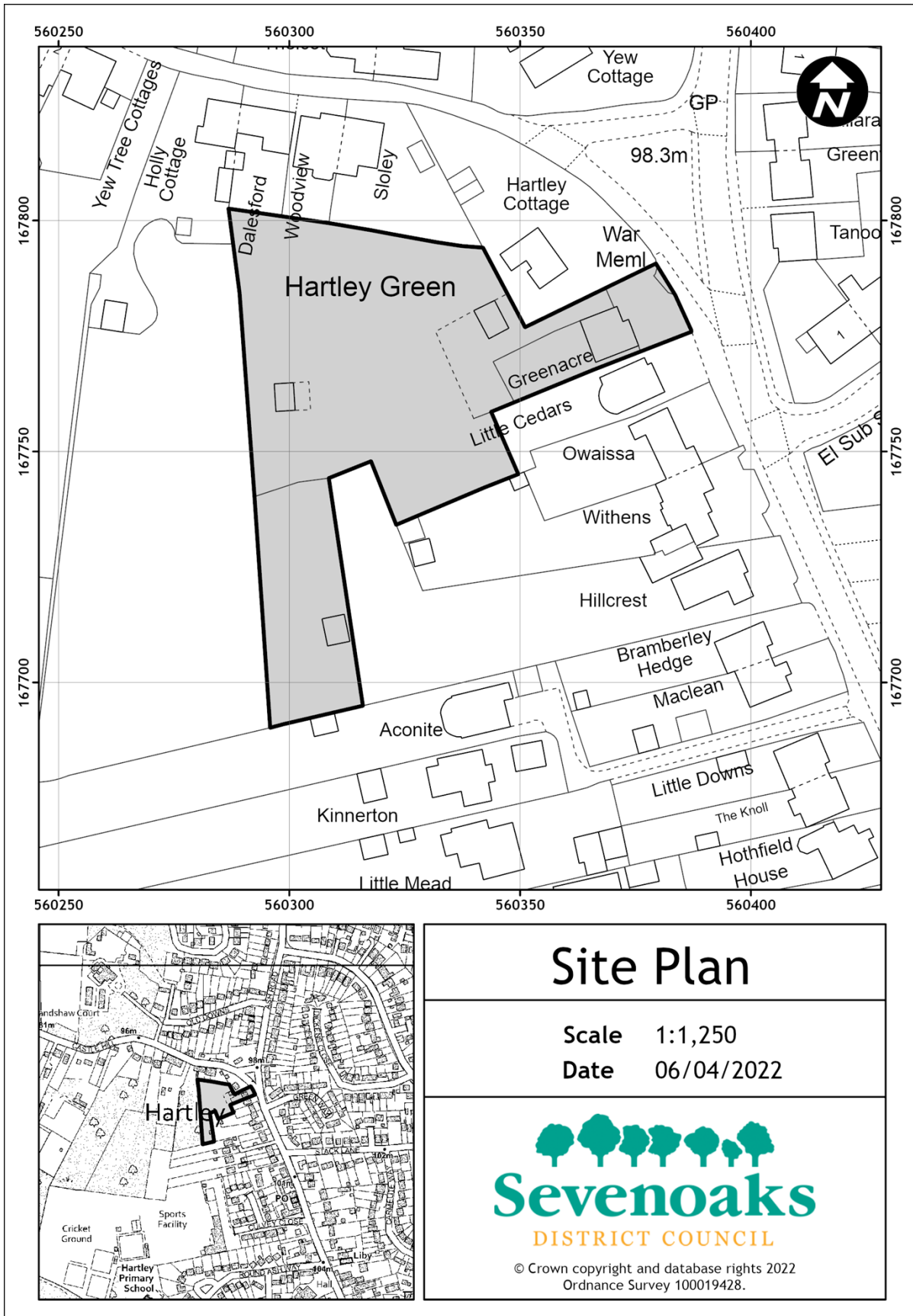
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[Link to application details:](#)

[Link to associated documents:](#)



BLOCK PLAN

