



ROBINSON ESCOTT PLANNING LLP



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Ms A Stanyer
Development Control
Sevenoaks District Council
Council Offices
Argyle Road
Kent
TN13 1HG

30 April 2021
OUR REF: SG/18/40

Dear Alexis

MEADOWSIDE SCABHARBOUR ROAD SEVENOAKS WEALD KENT TN14 6NN
RETROSPECTIVE PLANNING APPLICATION
PLANNING, DESIGN AND ACCESS STATEMENT

Introduction / Reason for Application

1. On behalf of the applicants, Mr & Mrs Gresham please find enclosed a retrospective planning application relating to the above property that has been submitted following dialogue with the Council's Enforcement Team.
2. The applicant's obtained planning permission under planning reference **20/01458/MMA** on 18 December 2020. This represented an amendment application following the approval of **19/02105/HOUSE** which approved the following development:

“Demolition of existing rear extension and car port. Erection of single storey rear and side extension. Loft conversion with dormer windows and skylights. New front porch and alterations to fenestration.”

3. The development has now been implemented on site. Given the planning permission approved roof works to the property, the applicant's replaced the original concrete tiles of the roof of the property with new concrete tiles. Whilst slightly larger in size the replacement tiles were therefore the same material as the original tiles.
4. Condition 2) of planning permission **20/01458/MMA** states that

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 property as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

5. The tiles are concrete which match the existing material of the previous roof. They appear different in colour as they are newer, as the bungalow was a considerable age.
6. The categories of work that do not amount to ‘development’ and therefore do not require planning permission, are set out in section 55(2) of the Town and Country Planning Act 1990. These include, but are not limited to the following:
 - building operations which do not materially affect the external appearance of a building. The term ‘materially affect’ has no statutory definition but is linked to the significance of the change which is made to a building’s external appearance.
7. From reviewing this, it’s my view that the roof tiles do not materially affect the appearance of the dwelling. They are of the same material and therefore do not require planning permission.
8. Nevertheless, the applicant and I have proactively engaged with the Council’s Enforcement Team on this matter and are willing to fully cooperate with the Council. On this basis the applicant has prepared this retrospective planning application to resolve this matter.

Roof Tiles – Planning Merits

9. The original concrete tiles on the property had reached the end of their use and were in a poor state of repair. Due to the level of roof works that the Council had approved under **20/01458/MMA** it was entirely logical to replace all the roof tiles on the property as part of the approved works. This improves the insulation of the property and ultimately the sustainability of the dwelling.
10. Due to the age of the original concrete tiles the newer concrete tiles are a different colour. In addition, the specification of roof tiles has moved on considerably since the original bungalow was first built. The colour and finish of the roof tiles in my view, enhances the appearance of the dwelling on the plot and in the wider street scene. They will weather and soften in their appearance in time.

11. The colour and appearance of the roof tiles appears appropriately within the landscape. The Council have approved similar style and colour roofs in the vicinity of the site, notably Tanglewood, Scabharbour Road (via planning permission 18/01627/HOUSE).



Figure 1: Tanglewood.

12. The new concrete tiles have not added any mass or bulk to the roofscape and have no impact on the Metropolitan Green Belt.
13. The cheeks of the dormer windows have been clad in oak timber which match the oak cladding on the front gables. This creates a cohesive character to the dwelling.
14. The roof tiles are therefore in complete accordance with Policies LO8 and SP1 of the Sevenoaks District Core Strategy and Policy EN1 of the Sevenoaks ADMP.

Conclusion

15. In view of the above, it is concluded that the roof tiles are acceptable in terms of design and their impact on the landscape. For this reason, they are consistent with the aims and detailed requirements of the National Planning Policy Framework and the Development Plan and as such, should be given retrospective planning permission.
16. I trust that the above is of assistance. Please do not hesitate to contact me if you require any further information.



Yours sincerely



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