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Planning Validation
Sevenoaks District Council,
Council Offices
Argyle Road
Sevenoaks
Kent
TN13 1HG

15th July 2021
100/165

Dear Sirs,

Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 1, Class AA

Application for prior approval of a proposed enlargement of a dwellinghouse by construction of additional storeys

52 Pilgrims Way East, Otford TN14 5QW

On behalf of Mr and Mrs Bennett, we submit notification for prior approval for a proposed enlargement of a dwellinghouse by construction of additional storeys in accordance with Schedule 2, Part 1, Class AA of the Order. The proposal is for a single storey enlargement.

To meet with the requirements of the criteria under the Order, the following information is submitted:

Eligibility (Q4)

The planning history is identified as follows:

- **16/00268:** Removal of existing roof and erection of a new roof of increased height, incorporating habitable rooms within roof space and dormer windows to both side elevations. Demolition of existing garage to facilitate the erection of a two storey side extension. External insulation to walls and rendered above damp-proof course. Changes to external fenestration to include Juliet Balcony to ground floor at rear. Internal alterations. *Refused.*
- **98/01319/HIST:** Conservatory extension. *Granted*
- **89/00777/HIST:** One single storey dwelling with single detached garage. *Refused.*

- **82/00028/HIST:** Extension to dwelling. *Granted.*
- **74/00333/HIST:** The carrying out of alterations and erection of extensions to provide garage utility room shower room and lounge accommodation. *Granted.*
- **SE/5/71/102 and 71/20830:** Demolition of existing house and its replacement by one of more modern construction. *Granted.*

The existing dwelling was built pursuant to the SE/5/71/102 and 71/20830 consent (ie within the prescribed period) and a copy of the approved plans is attached.

There is no indication that the property does not have permitted development rights.

Details of any works proposed, Impacts and Risks (Q5)

Information required in respect of Question 5 is as follows:

Details of proposed works

The “principal” part of the dwellinghouse is that granted consent in 1971. The footprint of the SE/5/71/102 and 71/20830 approval is transposed on Drg No. DB106/101/001.

The submitted plans show the ridge line of the principal part of the building being raised in height by 3.450m to provide first floor accommodation.

The internal height of the first floor accommodation is 2.475 m which matches the internal height of the ground floor.

The raised roof will retain the same profile and design, including the pitch and tiles that will match the existing.

The new first floor accommodation will provide bedroom and bathroom accommodation for the family.

The first floor side elevations will not include any window openings. The front and rear elevations will provide the necessary fenestrations for natural light and ventilation for the new rooms.

As the indicated on the proposed elevation drawings, the proposed materials will match the existing materials: brick and stone to match existing.

Impacts on the amenity of any adjoining premises

i) Overlooking

No new direction of outlook will be introduced.

The property is in line with its neighbours on Pilgrims Way (Nos. 50 and 54) and would not alter the nature of outlook from their habitable windows.

There would be a separation distance of over 70m from No.50A at the rear (to the south east) which is a sufficient distance to achieve an acceptable relationship with them and the property is also partly screened by trees and vegetation. The

separation distance to No.52A which is due south is even greater than No.50A, and it is also hidden behind a tree screen.

ii) Privacy

The development would not directly overlook the main windows of any neighbouring properties.

The property has reasonable side separation distances. To No.50 (west), the side separation is 7.1m which includes the intervening accessway which leads to 50A and 52A at the rear. To No.54 (east) the side separation is 6.7-7.0m.

The proposed new first floor windows to the rear elevation could, to some degree, overlook into the rear gardens area of Nos. 50 and 54 Pilgrims Way East but this would be at oblique angles and, having regard to their setting within a residential area, neither would experience any material loss of privacy.

iii) Loss of light

A 45 degree test has been conducted and the proposal passes the test in relation to neighbouring properties.

There are no habitable windows in the east facing elevation of No.50. The only window in the flank is a small obscured glazed window.

There are no flank windows to the west flank elevation of No.54. There is a roof light lantern within an existing flat roofed section to the middle of No.54 but it is not considered that this roof light would be unduly impacted by the proposal, because the roof light lantern is already overshadowed by the existing two storey extension to the rear of No.54.

A Shadow Study is submitted which shows that there would be no material impact on the neighbours.

Overall, whilst the proposal is not the same as that submitted for 16/00268 which included a large first floor extension with windows in the rear elevation, the officer report for 16/00268 concluded that *the proposal would not have a significant harmful effect upon the living conditions of the occupiers of adjoining dwellings. It would not, therefore, conflict with Policy EN2 of the ADMP.*

Having regard to the facts of this case and the conclusions of the 16/00268 application on the impact upon existing residential amenity of a first floor extension, this proposal would not result in neighbouring properties being unduly impacted by overlooking issues, nor loss of privacy nor loss of light.

iv) Other

The site is large enough to accommodate parking requirements. There would not be a significant increase in traffic, noise, odours etc. The development would preserve existing amenity.

External appearance of the dwellinghouse, including the design and architectural features of the principal elevation (and any side elevation that fronts a highway)

This stretch of Pilgrims Way is characterised by a mix of bungalows, chalets and two storey houses. The architectural style of the dwellings is very mixed but all are set back from the road with there being varying amounts of screening in the form of trees and planting in the front gardens.

The proposed development would be modest in terms of its design and external appearance and would reflect the existing architectural style of the property. The proposal will, of course, increase the height of the property but the development would not be highly prominent in the street scene and would maintain the character and appearance of the surrounding area. By so doing, it would satisfy the requirements of condition 3(a)(ii) of the Order.

Construction Management Plan (CMP)

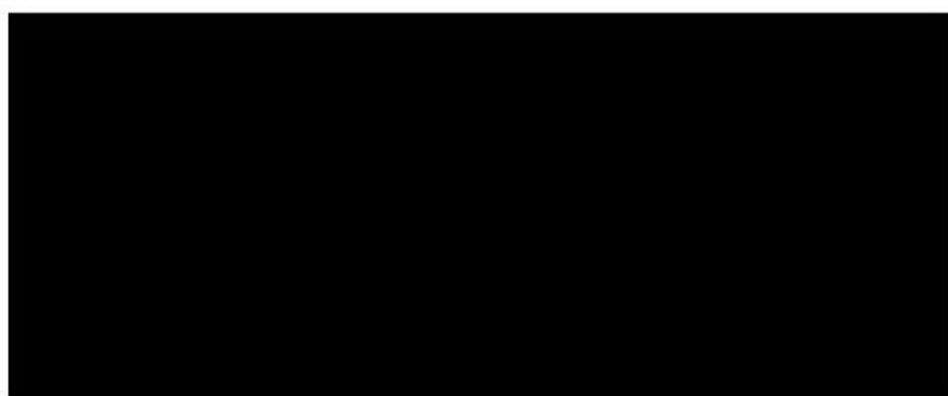
A CMP is submitted with the application. This sets out how the proposed development, hours of operation and any adverse impact of noise, dust, vibration and traffic on adjoining owners or occupiers will be mitigated.

Please let us know if you require any further information or clarification.

Documentation submitted includes:

- Cover letter
- Drawings submitted pursuant to SE/5/71/102 and 71/20830
- Drg No. DB106/000/001 Location Plan, Site Plan and Topographic survey
- Drg No. DB106/101/001 Existing Plans, Elevations and Street Scene
- Drg No. DB106/102/001 Proposed Plans, Elevations and Street Scene
- Drg No. DB106/103/001 Shadow Study
- Application Form
- CMP

Yours faithfully,



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