

PLANNING STATEMENT

TWO STOREY SIDE EXTENSION

OCTOBER 2021



HOUSEHOLDER PLANNING APPLICATION

RELATING TO

2 FORT ROAD – HALSTEAD - SEVENOAKS – TN14 7BW

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ARCHITECTURE

1. INTRODUCTION

1.1. The purpose of this planning statement is to support the proposed two storey side extension works at the property. This document sets out to analyse the context of the proposed works against the current local and national planning policies and supporting documents.

2. SITE

2.1. Fort Road lies within the Halstead parish of Sevenoaks district council. The surrounding area is a former MOD site, with accommodation once serving Fort Halstead.

2.2. The site falls within Metropolitan Green Belt and AONB.

3. THE PROPOSAL

3.1. The proposed scheme involves a modest two storey side extension, to transform the current 2 x bedroom property into a 3 x bedroom family house.

3.2. The ground floor will be extended by approximately 3m in width, and 3.9 in depth, flanking the wall of the original dwelling. This ensure the extension falls within policy GB1c. The internal layout will provide a dual aspect family living room.

3.3. The first floor will be accessed via the existing staircase, and provide a further bedroom.

4. RELEVANT PLANNING POLICY CONSIDERATIONS

NATIONAL PLANNING POLICY FRAMEWORK (2019)

4.1. The main purpose of the Framework remains to achieve sustainable development through a plan-led system. The presumption in favour of sustainable development remains and, if development is sustainable, permission should be granted without delay.

4.2. Section 4 deals with decision making and states the local planning authorities should approach decision on proposed developments in a positive and creative way. Decision makers are urged to approve applications for sustainable development where possible.

4.3. Section 11 requires local planning authorities to ensure that planning policies and decisions promote an effective use of land in meeting the need for homes and other uses.

4.4. The Government continues to recognise that design is indivisible from good planning, and that high-quality design is a key aspect of sustainable development.

4.5. Paragraph 127 seeks to ensure that development proposals add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping, and are sympathetic to local character and history.

4.6. Paragraph 130 recognises that whilst poor design which fails to take opportunities available for improving the character and quality of an area should be avoided, design should not be used by the decision maker as a valid reason to object to development.

PLANNING PRACTICE GUIDANCE (PPG) (2014)

Design

4.7. Achieving good design is about creating places, buildings or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations. Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development.

4.8. Planning policies should look to create streets that support the character and use of the area. Plans, policies and decisions can effectively manage physical form at a variety of scales. This is how planning can help achieve good design and connected objectives. Where appropriate the following should be considered:

Layout – the way in which buildings and spaces relate to each other.

Form – the shape of buildings.

Scale – the size of buildings.

Detailing – the important smaller elements of buildings and spaces.

Materials – what a building is made from

CORE STRATEGY & ADMP

4.9. EN1 Design Principles— states that the design and layout of proposals for enlargements to residential properties should respect or complement the scale, form and materials of the host dwelling and be compatible with the surrounding area. Separation between dwellings should be respected or maintained and appropriate roof design should be considered.

4.10. Policy EN2 - Amenity Protection— states that proposals should provide adequate amenities for existing and future occupants of nearby properties and not result in loss of light or privacy.

4.11. Policy EN5 – Landscape – The AONB should be protected and considered as part of any future development which must respect the setting.

4.12. PolicyGB1 - Limited Extension to Dwellings in the Green Belt – new proposals should meet the criteria for new development when falling within Green Belt land.

SUPPLEMENTARY PLANNING GUIDANCE

4.13. The Council has an SPG relating to new residential development within the Sevenoaks district which set out the Council’s approach to improving the quality of the local built environment.

5. PLANNING ASSESSMENT AND CONCLUSIONS

5.1. The main issues relating to the application are the effect that it would have on the Green Belt and character of the AONB, as well as the impact that it would have on the amenities of the occupants of surrounding residential properties.

5.2. The optimisation of residential extensions of this scale accord with the principles of local, regional and national planning policy.

5.3. At local level the side extension would extend beyond the existing flank wall by approximately 3m. The extension would be set back from the existing front elevation to create a subordinate design. A traditional hipped roof would tie into the existing roof arrangement, with a subservient ridge. This ensure the scale of the proposed extension is compatible with the AONB and GB. The proposed two storey side extension would retain a minimum distance of 1.2m from the side boundaries of the site in line with requirements of the SPG and EN1 to ensure that the development reads satisfactorily in the streetscene.

5.4. Adequate separation and no flank windows ensure there is no loss of privacy or sunlight to neighbouring properties in accordance with EN2. Dual aspect windows will provide well lit spaces with future occupants.

5.5. The facing brickwork and roof tiles will match those of the existing property to ensure the design is sympathetic to the area and local architectural style.

5.6. The proposed extension allows for better integration into the rear garden and amenity area, allowing better use of the outdoor space and celebrating the GB and AONB.

5.7. A TPO has been identified on site, (T1 – Ash – TPO/16/04/SDC) which has recent permission to be removed (21/01992/WTPO). The tree is infected with ash dieback, therefore has a low amenity value.

5.8. A further TPO (T2 – Ash) has also been identified on the adjoining owners land. Permission has recently been granted to cut this back from the property by 2m (21/01992/WTPO). It is proposed to cut back / prune this tree as good practice / management, to avoid further encroachment.

5.8. The proposal has been assessed against the Green Belt Assessment Policy GB1 – See Section 7

6. RESIDENTIAL AMENITY OF ADJOINING OCCUPIERS

6.1. The impact of the proposed development on the residential amenity of neighbours has been considered during the initial design stages of the project. Adequate separation distances have been allowed which are appropriate to suburban development. Flanks windows, in particular to the upper floors, have been avoided, with the use of roof lights favoured to draw in natural light and restricting the potential for overlooking.

7. GREEN BELT ASSESSMENT

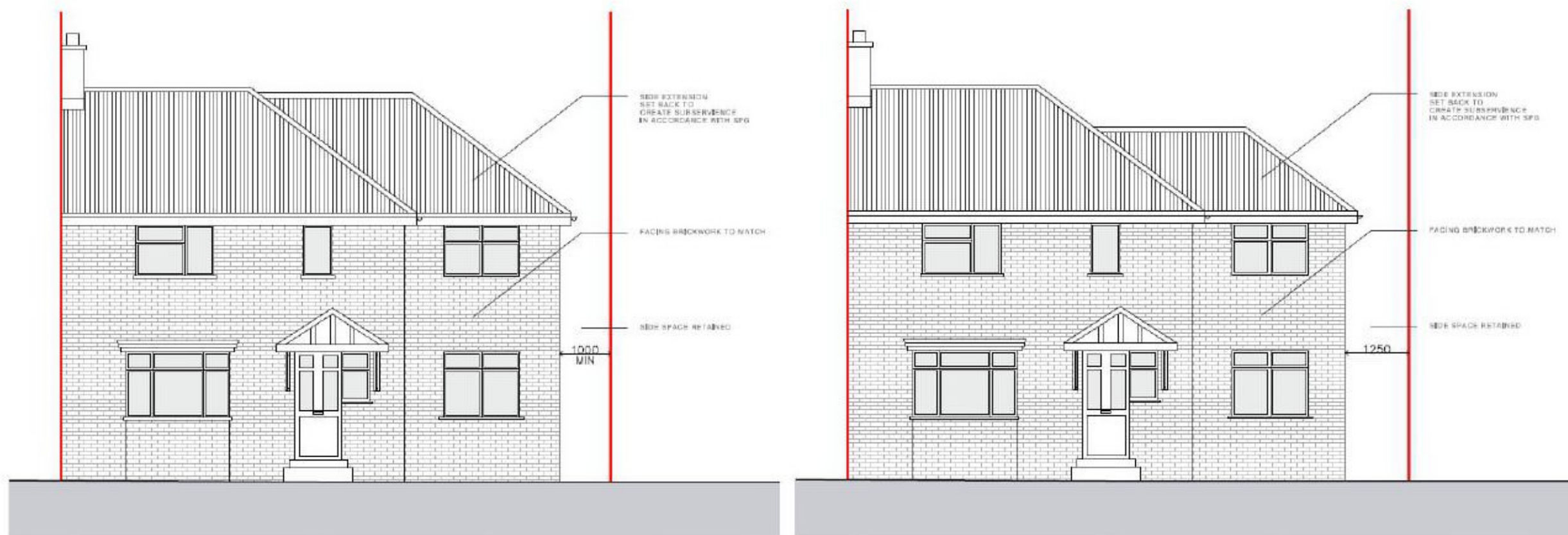
POLICY	COMPLIES	COMMENTS
GB1a) The existing dwelling is lawful and permanent in nature	YES	The former MOD properties within Fort Road were used from 2005 onwards as residential family dwellings. The current use of the properties is considered a lawful C3 dwelling
GB1b) Responsive design, and harm to openness	YES	The two storey side extension will be set back from the original front elevation, with a lower

		ridge height as good design practice. A 1m side space, up to 1.5m will retained to the boundary to ensure openness is retained. The extensions would be contained within the built confines of the existing dwelling and as such would not impede the openness of the surrounding area.
GB1c) 50% uplift from the “original” building	YES	<p>87m² – original floor space (83m² – house) (4m² – brick store)</p> <p>50% allowance = 43.5m²</p> <p>20m² – rear extension (previous addition) 23.4m² – proposed two storey side extension</p> <p>43.4m² – total additional = 49.88%</p>
Case for very special circumstances	NO	<p>The proposal meets all the requirements of GB1a, GB1b and GB1c, and would therefore have no impact on the openness of the green belt setting.</p> <p>Whilst a case for very special circumstances isn’t required, the proposed side extension will be set back from the front elevation, to ensure it is subordinate and limiting in size. The design would therefore not create any additional harm to the GB.</p> <p>There are precedents of similar size extensions within Fort Road which have secured permission under similar special circumstances.</p> <p>The proposal would provide a 3 x bedroom family dwelling, versus the current 2 x bedroom house, which in planning terms isn’t classified as a family unit. This provides longevity for the property and will be a positive addition to housing availability and needs.</p>
Conclusion on appropriateness and impact on openness	YES	The proposed application would not harm the openness of the greenbelt and would maintain the built form of the existing house.

8. PREVIOUS REFUSAL

8.1. The site holds a previous refusal for a larger two storey extension. The reasons for refusal have been overcome under the current proposal. The proposal complies with the 50% uplift rule (49.88% versus the refusal scheme at 64%).

8.2. The overall appearance, massing and bulk has been reduced to better sit within the AONB and GB setting.



01.FRONT ELEVATION

Refused

01.FRONT ELEVATION

Proposed

9. SUMMARY

9.1. The proposal scheme complies with the overall aims, objectives and requirements of the Local Plan, and would provide a high quality design, using robust materials to deliver a residential extension of architectural interest and merit.

9.2. The overall appearance and form of the proposal respects the prevailing residential characteristics of the street scene, without due harm to the spatial standards or visual amenity of the area.

9.3. The proposed extension would be modest in nature and the design and would not harm the openness of the Green Belt or AONB. Very special circumstances have been justified to comply with nation and local policy.

9.4. We would welcome the council's views and support on the proposal.