

Phoenix Cottage

Long Barn Road

Weald

Sevenoaks

TN14 6NH

Demolition of existing single storey side extension. Two storey side extension and internal modifications

Planning Statement

November 2021

CONTENTS

- 1.0 Introduction
- 2.0 Site Appraisal
- 3.0 Planning History
- 4.0 Policy Framework
- 5.0 Proposal
- 6.0 Reasoning
- 7.0 Conclusions

1. INTRODUCTION

1.1. We have been appointed by Mr & Mrs Francis to prepare and submit this householder planning application with Listed Building Consent for the demolition of an existing single storey side extension and the erection of a two storey side extension, with associated internal modifications at Phoenix Cottage, Long Barn Road, Weald, Sevenoaks. TN14 6NH.

1.2. This supporting statement should be read in conjunction with:

- Ecological Appraisals from Brindle and Green
- Heritage statement by Oliver Chapman MCIQB IHBC
- Design and Access Statement by Studio Hudson
- Associated drawings package by Studio Hudson
- Site location plan E-100
- Existing site plan 21019-E-200
- Existing Roof Plan 21019-E-201
- Existing plans 21019-E-300
- Existing Plans 21019-E-301
- Existing Section 21019-E-700
- Existing Elevations 21019-E-800
- Existing Elevations 21019-E-801
- Existing Elevations 21019-E-802
- Proposed Site Plan 21019-P- 200
- Proposed Roof Plan- 21019-P- 201
- Proposed Plans 21019-P- 300A
- Proposed Plans 21019-P- 301B
- Proposed Layouts 21019-P- 400C
- Proposed Sections- 21019-P- 700C
- Proposed Elevations 21019-P- 800A
- Proposed Elevations 21019-P- 801B
- Conservation Rooflight Detail

2. SITE APPRAISAL

- 2.1. The site lies to the eastern side of Long Barn Road, within the village confines of Weald, also within the Conservation Area. The property is Grade II Listed.
- 2.2. The property is set close to the highway with an attractive front boundary hedge. Vehicular access is to the south with wrap around gardens to all sides. The existing single storey side addition was granted consent pursuant to SE/83/01040/FUL.



Front elevation and street view

- 2.3. To the south lies a detached neighbour, Fairview, separated from the flank wall of the host property by approximately 15m. The host dwelling benefits from off street parking in this area and a detached studio outbuilding.



Existing outbuilding and northern flank wall of Fairview beyond

3. RELEVANT PLANNING HISTORY

- Demolition of existing and erection of replacement extension to dwelling.

Ref. No: 83/01040/HIST | Status: Decision - Granted

- Conversion to single dwelling, demolition of garage and erection of double garage.

Ref. No: 76/01002/HIST | Status: Decision - Granted

- Conversion to single dwelling and erection of double garage.

Ref. No: 76/00988/HIST | Status: Decision - Granted

- Pair of doors replacing existing window.

Ref. No: 00/02312/LBCALT | Status: Decision - Granted

- Proposed removal of existing timber clad garage to be replaced with Oak Framed Garden Studio & Garage/Workshop.

Ref. No: 12/01175/HOUSE | Status: Decision - Granted

- Part removal of wall panels believed to be restored from another property to expose structural timbers between kitchen and dining room.

Ref. No: 16/00625/LBCALT | Status: Application - Withdrawn

- 1) Provision of 1 conservation roof lights in black steel finish, level with tiled roof surfaces. 2) Repair and overhaul existing rear glazed door using matching materials to match existing profiles. 3) Remove modern timber and plasterboard stud wall between kitchen and lobby. 4) Paint existing raised and fielded wall panelling - previously decorated but now stripped wood.

Ref. No: 20/03658/HOUSE | Status: Application - Withdrawn

- 1) Provision of 1 conservation roof lights in black steel finish, level with tiled roof surfaces. 2) Repair and overhaul existing rear glazed door using matching materials to match existing profiles. 3) Remove modern timber and plasterboard stud wall between kitchen and lobby. 4) Paint existing raised and fielded wall panelling - previously decorated but now stripped wood.

Ref. No: 20/03659/LBCALT | Status: Decision - Granted

- Provision of a Conservation Rooflight to rear catslide roof.

Ref. No: 21/01850/LBCALT | Status: Decision - Granted

4. PROPOSAL

4.1. The proposal includes the demolition of the 1980's single storey side addition and the replacement with a two-storey side extension to provide an entrance porch and home study to the ground floor and new bedroom with eave storage to the first floor.

4.2. The extension has been designed with the following design features to take account of its position both within the Conservation Area and attached to a Listed Building;

- Stepped ridge line to sit below the host dwelling
- Inset front and rear elevations to ensure the original eave lines and roof profile remain unaltered.
- Retention of rear cat slide roof form
- Finish of the extension to be white painted timber weatherboard to match existing
- Installation of white painted timber windows
- Lead lined rear dormer with black powder coated aluminium glazing
- Formation of new staircase and access to bedroom.

5. POLICY FRAMEWORK

National Planning Policy Framework (NPPF)

- 5.1. Planning law (section 38(6) of the Planning and Compulsory Purchase Act 2004) requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 5.2. The National Planning Policy Framework (NPPF), which continues to contain a strong presumption in favour of sustainable development.
- 5.3. The presumption in favour of sustainable development for decision taking means approving development proposals that accord with an up to date development plan without delay; or where relevant development plan policies are out of date, granting permission unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework when taken as a whole.

Design

- 5.4. The NPPF places emphasis on high quality inclusive good design as a key aspect of sustainable development, and that it can contribute positively to making places better for people.
- 5.5. Planning decisions should ensure that developments;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not discouraging appropriate innovation.

Heritage Assets

- 5.6. Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to pay special attention to the desirability of preserving and enhancing the character or appearance of Conservation Areas.
- 5.7. In determining applications that affect heritage assets, the NPPF requires an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. The level of detail should be proportionate to the assets importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

- 5.8. Where a development would lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimal viable use (para 201 NPPF).
- 5.9. Equally proposals that preserve those elements of a setting that make a positive contribution to the heritage asset should be treated favourably (para 206 NPPF)

Ecology

5.10. The NPPF sets out at Paragraph 179 that planning policies and decisions should contribute to and enhance the natural and local environment minimising impacts and promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Sevenoaks Core Strategy

SP1- Design of New Development and Conservation

SP11- Biodiversity

Allocations and Development Management Plan

EN1- Design Principles

EN2- Amenity

EN4- Heritage Assets

EN5- Landscape

6. REASONING

6.1. The site lies within the urban confines of Weald Village, Sevenoaks, where there is no objection to the principle of re-development. The principal issues relating to the submission are;

- Impact on the character and appearance of the dwelling and surrounding AONB
- Impact on neighbouring amenities
- Impact on Heritage Assets
- Ecology

Character and Appearance

6.2. The NPPF supports decisions that ensure developments;

- Function well and add to the overall quality of an area.
- Are visually attractive as a result of good architecture, layout and appropriate landscaping.
- Are sympathetic to local character and history, including the surrounding built environment and landscape setting, whilst not discouraging appropriate change.

6.3. This is reinforced by Local Policies SP1, EN1, and EN5

6.4. Policy SP1 and EN1 require that all new development;

- Should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated.
- Should respond to the scale, height, materials and site coverage of the area;
- The layout of the proposed development would respect the topography and character of the site and the surrounding area and sensitively incorporate natural features such as trees, hedges and ponds within the site.

6.5. The existing dwelling is a detached property set adjacent to the highway, under white painted weatherboard elevations, Kent Peg tiled roof, with painted brickwork to the rear.

6.6. The extension to be removed is a modern addition. The proposed extension would sit to the southern elevation and be inset from the ridge line and front and rear elevations. This ensures the scale, height and layout of the proposals are in keeping

with the existing building and are subservient to this, within the context of the surrounding urban landscape.

- 6.7. The proposed materials respond to the existing finish of the building, replicating the weather board finish and clay tiled roof. The addition of a lead lined dormer opening to the rear is very modest and has little impact on the appearance of the property from the immediate surroundings.
- 6.8. The Conservation Area Appraisal identifies Patience Cottages to the east as being glimpsed to the side of the application site and this view being important within the Conservation Area. The proposed extension would not impinge on this view, being set back from the existing parking area of the property, ensuring this view between the buildings is retained.



View looking East to Patience Cottages.

- 6.9. The proposals respond to the scale and height of the existing buildings and are sympathetic to local character and the surrounding environment and landscape setting. This accords with the requirements of policies SP1, EN1 and EN5

Impact on neighbouring amenities

- 6.10. Policy EN2 of the Local Plan requires that developments;
- safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not result in overlooking or visual intrusion, or result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.
- 6.11. The proposed extension would extend to the south, towards Fairview. This property is set back further from the highway with close boarded fencing along the shared boundary. Fairview has one ground floor flank elevation window facing the application site, however the outlook and light from this window is heavily restricted by the existing boundary fence.



View looking south to Fairview.

6.12. The separation distance from this window to the proposed extension would be approximately 15m, it is not considered the proposed extension would impinge on the outlook or daylight received by this opening.

6.13. The proposed extension includes a flank window and door opening. The entrance door replaces the existing entrance door, the study window, being on the ground floor would not result in any direct overlooking between properties.

6.14. The proposal would accord with the objectives of policy EN2 in respect of residential amenity.

Impact on Heritage Assets

6.15. The accompanying Heritage Report identifies that the proposals would not cause harm to either the historic significance of the Listed Building or the contribution it provides to the wider Conservation Area.

6.16. This accords with guidance within the NPPF and Local Policy EN4.

Ecology

6.17. The ecology surveys carried out by Brindle Green did not reveal any evidence of bats roosting within the southwest lean-to of Building 1 (Phoenix Cottage). As a result, the report does not set out recommendations relating to mitigation or the need for an EPS development licence prior to the onset of the proposed redevelopment works.

6.18. The following enhancement recommendations are made;

- During and post construction, a sensitive lighting scheme should be implemented to prevent disturbance to commuting and foraging bats in the local area. Lighting should be directed away from vegetative features to the eastern elevation, and light overspill of over 1lux should be avoided within these vegetated areas.

- An integrated bat box such as a Habitat Bat Box, or similar approved should be installed within the fabric of the building during construction. This feature should be positioned on a southern elevation, over a height of 5 metres, ideally close to the eaves of the new build. The flight line to the box should be unobstructed by vegetation of other structures. This can be controlled by condition.

7. CONCLUSIONS

- 7.1. The site lies within the urban confines of Sevenoaks. The principle of re-development including extensions is acceptable.
- 7.2. The proposed development, by virtue of its appropriate form, appearance and materiality, is considered to conserve the character of the existing dwelling and surrounding area.
- 7.3. The proposals would not result in any material harm to neighbouring amenities or protected species.
- 7.4. There would be no harm to designated Heritage Assets. We respectfully request permission is granted for these proposals.