



Hayley Nixon
Planning Officer
Sevenoaks District Council
Argyle Road
Sevenoaks
TN13 1HG

Our ref SEV/21/42
Your ref
04.01.22

Dear Ms Nixon,

6 Hailwood Place, West Kingsdown, Kent, TN15 6AN

I have been instructed to submit a revised planning application for the development of the above site involving the erection of a shed, and an adjoining pergola.

The application is formed of this covering letter, and drawings numbered COB/20/1048/01A and COB/20/1048/40, planning application and CIL forms.

This application follows a recent application for the erection of a shed and garden kitchen, granted permission under reference 21/00399/HOUSE on 23.04.21.

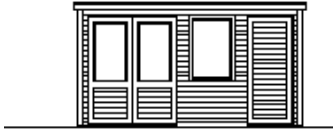
Site and surrounding area

The site comprises of a large dwelling situated within Hailwood Place, which is a relatively new estate of dwellings of similar design and appearance. The estate lies within the Green Belt and Area of Outstanding Natural Beauty and was granted planning permission in 2018. In granting permission for this scheme, the Council removed permitted development rights for extensions and external alterations as well as outbuildings.

Proposed development

The development proposed is for a revision to the permission granted under reference 21/00399/HOUSE. That application granted permission for a shed and garden kitchen. However, the applicant has amended the design of the shed and wishes to make a planning application for the alternative design. A planning application is required as the proposed shed is materially different from the previously permitted shed.

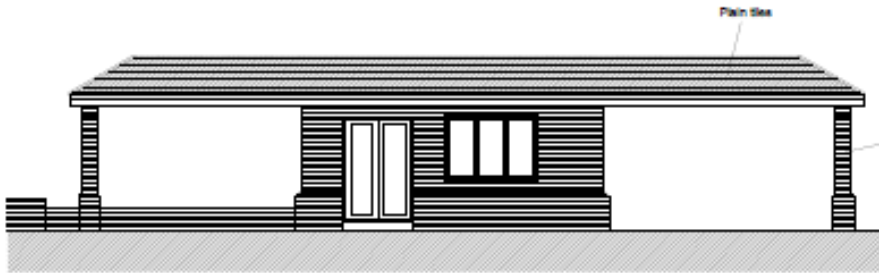
The design and appearance of the permitted shed is shown in the extract from the approved plans below;



front elevation..

Extract of front elevation of permitted shed from drawing COB/20/1048/31

The proposed shed is shown below;



Front Elevation...

The main changes between the approved scheme and the revised scheme are summarised as follows;

- The shed has been enlarged in size from 10.16 sqm to 19.84 sqm;
- The materials used for the building have been changed from timber cladding to facing bricks to match the house;
- The flat roof has been replaced with a shallow pitched roof making the maximum height of the shed and pergolas 3.5m;
- Pergolas have been added to each flank elevation of the shed.

Planning history

There have been a number of applications in the past for the development of the site, culminating in application reference 17/00410, for the demolition of the previous retreat house and the construction of 6 detached dwellings. However, the following applications have been determined most recently;



- 20/01009/HOUSE- New front entrance porch. Granted 28.05.20;
- 20/01692/HOUSE- Canopy and porch to the front elevation, single storey side and rear extension and two storey rear extension. Granted 02.10.20.
- 21/00399/HOUSE- Erection of shed and garden kitchen. Granted 23.04.21.

Policy context

The development plan for the area consists of the Core Strategy, adopted in 2011, and the Allocations and Development Management Plan, adopted in 2015.

The relevant policy of the Core Strategy is;

- SP1 Design of New Development and Conservation

The relevant policies of the Allocations and Development Management Plan are;

- EN1 Design Principles
- EN2 Amenity Protection
- EN5 Landscape
- GB3 Residential Outbuildings in the Green Belt

Other material policy considerations include the National Planning Policy Framework (NPPF), in particular paragraph 145, and the Sevenoaks Residential Extensions SPD and Development in the Green Belt SPD.

Main issues

Having regard to the policy context, the main issues to consider are as follows;

- Impact on the Green Belt;
- Impact on the character of the area, including the AONB;
- Impact on neighbouring amenity.

Green Belt

Policy GB3 sets out that outbuildings located more than 5m from the dwelling will be permitted where the



building would be ancillary to the main dwelling in terms of its function and design and would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion.

The shed will be more than 5m from the existing dwelling. In terms of its function, it will be used for the same purpose of the previously permitted shed- the storage of household and garden items and equipment. In design, although the appearance has changed, the revised shed will still be limited in its size and scale. Although the flat roof will be replaced with a pitched roof the overall height of the shed will be 3.5m. This height will still minimise the mass and bulk of the building.

Attached to the shed will be two pergola features. These structures are open sided (apart from the side that adjoins the shed) and supported at each corner by a single brick pier. These structures will result in places to sit to enjoy the garden area with a degree of shelter. A similar application was submitted for a large pergola at the property next door- 5 Hailwood Place. The case officer's report notes that;

"In my view, the structure would clearly be ancillary to the main dwelling. Whilst the 2.4m high walls would provide some "solidity" to the structure, this would be balanced by the open roof and two open sides. The structure is located towards the rear corner of the site and the impact of the solid outer walls is, to an extent, reduced by the presence of the adjacent 1.8m high close-boarded timber fence. Because of this only the upper 0.6m or so projects above the fence.

In the context of the site as a whole, I do not consider the structure would have a significant visual impact or materially harm the openness of the Green Belt. I therefore consider the proposals represent appropriate development within the Green Belt."

Planning permission for the structure was granted under reference 21/00989/HOUSE on 06.10.21. It is submitted that the pergolas the subject of this application should be similarly considered to not have a materially harmful impact on the openness of the Green Belt.

Given the siting, design and scale of the revised shed and pergolas, there will be no material harm to the openness of the Green Belt. Consequently, it is also submitted that the proposed shed complies with policy GB3 and the NPPF, and that there is no harm to the openness of the Green Belt.

Impact on the character of the area, including the AONB

The relevant policies relating to design and the character of the area are SP1 of the Core Strategy and EN1 of the Allocations and Development Management Plan. Policy SP1 sets out 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." Policy EN1 is a criteria based policy. Due to the nature of the proposal, a number of the criteria are not relevant. The most relevant criterion is that the form of the proposed development would respond to the scale, height, materials and site coverage of the area.

The revised shed and pergolas are located to the southern boundary of the garden in the south west corner, approximately 35m back from the road frontage. Its limited size and scale, and distance from the frontage of the plot, will mean that it will have a limited visual impact on the character and appearance of the area.

Policy EN5 states that the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and design will conserve and enhance the character of the landscape.

The proposed development would conserve and enhance the AONB. It would maintain the existing form and design of the property and would maintain the unified visual appearance of its setting. In addition, the use of matching materials for the shed would enhance the character of the existing buildings and the surrounding area. As a result, there is considered to be no conflict with policy EN5.

Impact on the amenities of adjoining properties.

Policy EN2 of the development plan sets out that proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties by ensuring that they would not be subject to overlooking or visual intrusion and where the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.

The proposed shed and pergolas are located close to the southern boundary of the property, adjacent to no. 5 Hailwood Place. However, given the distance between the siting of the proposed structure and no. 5 Hailwood Place, and the limited height of the proposed structure, it is submitted that there will be no impact on the amenities of this adjoining property.

As a result of the above, there is no conflict with policy EN2 of the development plan.



Conclusion

The above demonstrates that there is no harm to the Green Belt, the character of the area, including the AONB, or the amenities of the adjoining properties.

As there is no conflict with the policies of the development plan, the proposed development falls within the definition of sustainable development, as set out in paragraphs 10 and 11 of the NPPF. As such, it is submitted that the proposed development should be granted permission without delay.

Yours sincerely,