

Planning Design & Access Statement



Householder Application for
single storey rear and side
extensions to:

Dalmore
Deerleap Lane
Knockholt
Kent
TN14 7NP

By: Mr & Mrs J Eshelby



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1. INTRODUCTION

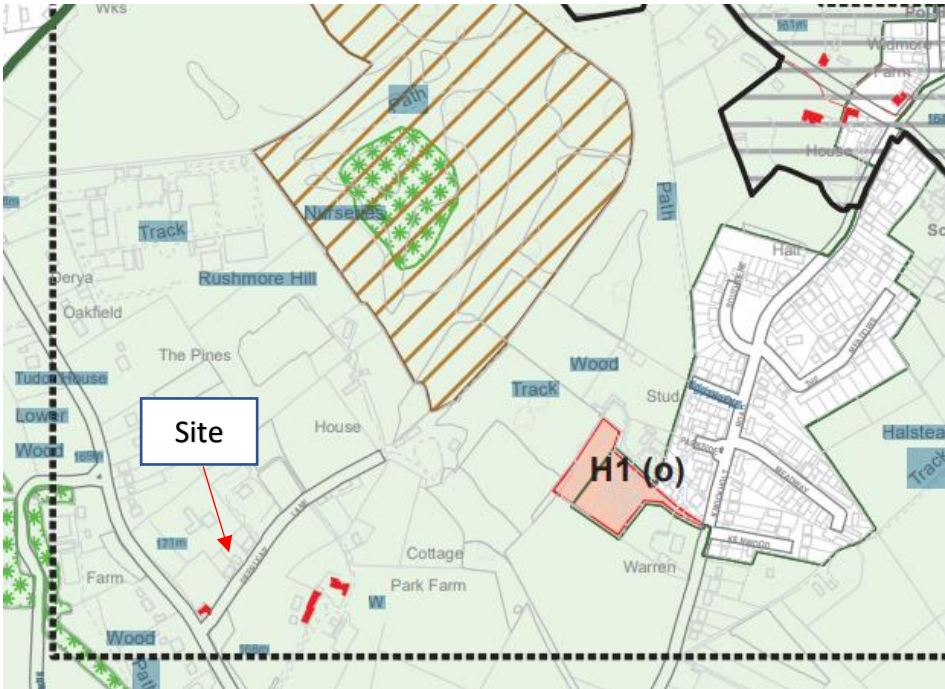
- 1.1. We have been instructed by Mr & Mrs J. Eshelby to prepare and submit an application for Householder Planning Permission for single storey extensions to their home.
- 1.2. The plans incorporate the proposed replacement of the existing conservatory at the rear of the house with a like for like single storey rear extension along with the demolition of an existing outbuilding (double garage) within 5m of the existing dwelling in favour of a modest single storey side extension to the house. The single storey side extension is shown to be introduced in the approximate location where the garage is to be demolished.
- 1.3. The application has been prepared having regard to the planning history of the property and the sites location within the confines of the Green Belt. It has also been prepared having regard to the need to preserve the residential amenities of neighbouring properties.
- 1.4. This statement considers the terms of all relevant planning policy contained within the National Planning Policy Framework (2021), the Sevenoaks Core Strategy (2011) and the Sevenoaks Allocations and Development Management Plan (2015). It also has regard to the terms of the Councils Supplementary Planning Guidance Document relating to Development within the Green Belt (2015).

2. THE APPLICATION SITE

- 2.1. The application property comprises a detached dwelling of single storey design located on the north-western side of Deerleap Lane which is located to the north of the village of Knockholt, and to the west of Halstead Village. Deerleap Lane leads from Rushmore Hill located to the south-west.
- 2.2. The existing detached bungalow is set back from the highway behind a mature hedgerow and is sited within a generous plot.
- 2.3. The front elevation of Dalmore looks towards open farmland on the opposite side of Deerleap Lane to the southeast. The property sits alongside two neighbouring properties to the northeast and southwest which are also set back from the highway and face towards Deerleap Lane. The three houses comprise the 'street scene'.
- 2.4. To the northeast, the Dalmore shares its flank boundary with a detached dwelling of chalet style design known as 'Apofaye' which is served by a projecting front gable, and which is of more substantial proportions when compared to the application property. To the south-west, the site shares a flank boundary with a detached chalet style bungalow known as 'Grassmere' which once again is of more substantial proportions when compared to Dalmore.



- 2.5. In relation to land allocations, the Adopted Sevenoaks Local Plan Proposals Map (2015) confirms that the site is located within the confines of the Green Belt but is not within a Conservation Area nor is this part of the District within an Area of Outstanding Natural Beauty.



Extract from Local Plan Proposals Map

- 2.6. In relation to the planning history of Dalmore, the house has seen various extensions and alterations since its erection:
- 2.7. The house has been extended through the introduction of a single storey rear addition that was granted permission on 22nd of May 1983 under reference SE/83/00448.
- 2.8. The double domestic garage that is within 5m of the dwelling, which is shown to be demolished as part of this application, was granted permission on 5th of January 1984 under Council reference SE/83/01609.
- 2.9. In 1997 planning permission was granted for the introduction of a single storey side and rear extensions to provide a utility room and dining room under Council reference SE/97/02234.
- 2.10. The UPVC conservatory at the rear of the house that is shown to be replaced with a single storey extension of equivalent size was granted planning permission on the 22nd of December 2000 under Council reference SE/00/02619/FUL.
- 2.11. A copy of the formal planning decision notices, and plans (where available) concerning these applications forms **APPENDIX 1** of this statement for the Council's ease of reference.
- 2.12. As the Council will appreciate there are no conditions have been imposed on any previous implemented grant of planning permission to remove permitted development rights.

3. THE PROPOSAL

- 3.1. The starting point for the preparation of plans that accompany this application has been to research the planning history of the house, noting its location within the confines of the Green Belt.
- 3.2. The house has been extended in the past and, additions, in conjunction with the double garage within 5m have likely exceeded the 50% allowance afforded to the dwelling.
- 3.3. This application therefore seeks Householder Planning Permission to trade off existing floor area and built form that is of single storey scale and for this to be replaced with two modest extensions to the house. The extensions would be smaller in terms of their combined floor area when compared to the demolition works that are proposed.
- 3.4. The application seeks consent to replace the existing single storey rear conservatory with a new single storey rear addition of pitched roof design to appear in keeping with the character and appearance of the house. The new single storey extension represents a high-quality addition to the dwelling that would be no greater in floor area terms compared to the existing conservatory to be removed. It would be introduced in the same position as the existing conservatory.
- 3.5. The application also seeks consent to demolish the existing double garage that is within 5m of the north-eastern side of the dwelling and for this to be replaced with a single storey side extension to enable, also on the north-eastern side of the house that would an additional double bedroom and ensuite bathroom to be introduced.
- 3.6. At present, the existing house has a total external floor area of 153.3m² and this includes the conservatory and garage (within 5metres of the house). The works proposed by this application

would consolidate built form on site and would result in a dwelling that has an external floor area of 150.3m², representing a reduction in floor area of some 3m².

- 3.7. The proposed extensions have both been designed to have architectural continuity with the existing home and would enhance the applicants' enjoyment of their property.

4. RELEVANT PLANNING POLICY CONSIDERATIONS

- 4.1. Relevant planning policy to the determination of this application is contained within the National Planning Policy Framework (2021), the Sevenoaks Core Strategy (2011), The Sevenoaks Allocations and Development Management Plan (2015) and the Council's Guidance Relating to Development within the Green Belt (2015).

The National Planning Policy Framework (2021)

- 4.2. Section 13 of the Framework focuses on the protection of Green Belt Land and acknowledges that extensions and alterations to existing buildings is acceptable provided such additions do not result in disproportionate additions over and above the size of the original building.
- 4.3. Where extensions are judged to represent disproportionate additions, they will only be consented where Very Special Circumstances exist. In such cases, the potential harm to Green Belt openness will need to be outweighed by other considerations to enable permission to be granted.

Sevenoaks Core Strategy (2011)

- 4.4. Policy L08 refers to the Countryside and the rural economy and requires for the extent of the Green Belt to be maintained.

Sevenoaks Allocations and Development Management Plan (2015)

- 4.5. Policy EN1 states that all new development must be of a high quality of design that has regard to the character of the site and its surroundings.

- 4.6. Policy EN2 focuses on privacy and amenity and requires for all development to adequately preserve the amenities of surrounding properties.
- 4.7. In terms of the Green Belt, Policy GB1 allows for limited extension of dwellings within the Green Belt and states that extensions and alterations to original dwellings will be acceptable provided the additions do not exceed 50% of the total external floor area of the 'original dwelling'. The original dwelling is judged to be the house that existed on 1 July 1948 or that which was first built since this time. The policy confirms that non-original outbuildings within 5 metres of the existing dwelling will be treated as an extension.
- 4.8. The terms of the Council's policy acknowledges that works can be undertaken to existing homes as Permitted Development. The Council also accepts that permission may be granted for extensions to dwellings where Very Special Circumstances exist in accordance with the terms of the National Planning Policy Framework.
- 4.9. In addition to this policy, the Council's supplementary Planning Document that relates to Development within the Green Belt provides further guidance and states that development that is deemed "by definition" to be harmful can be permitted where Very Special Circumstances exist.

5. PLANNING MERITS AND CONCLUSIONS

- 5.1. It is acknowledged that the existing dwelling has been extended in the past as documented within this statement and as detailed in the appendices provided.
- 5.2. Taking into consideration previous additions to the 'original' dwelling, along with the introduction of a double garage within 5m of the house, existing additions have exceeded the 50% allowance that is afforded to the existing house, having regard to the terms of Policy GB1 of the Sevenoaks Allocations and Development Management Plan.
- 5.3. This planning application does not therefore seek any additional floor area to be created by the extensions that are proposed. The application simply seeks to trade off existing floor area and built form of single storey design to enable the single storey rear addition and single storey side extension to be introduced.
- 5.4. The plans provided by Crofton Design Services and this statement confirm that the overall external floor area of the dwelling as per the extensions that are proposed would be some 3m² smaller than the existing house and garage within 5m of the dwelling.
- 5.5. As per the built form that is to be demolished, the proposed extensions would be of single storey design only.
- 5.6. It is reasonable for the garage to be traded off for an extension to the house in light of terms of Policy GB1 with this recognising that non-original outbuildings within 5m of an existing dwelling will be treated as an extension to it.
- 5.7. Taking these factors into account, the application can be supported on Green Belt grounds, and both the removal of the conservatory and garage amount to very special circumstances to

justify the proposals. The application therefore represents an appropriate form of development within the Green Belt.

- 5.8. In terms of other material considerations, the two single storey extensions are both of a high quality of design that would appear in keeping with the existing house. The additions would not cause any harm to the residential amenities of either neighbouring property and the additions to the dwelling would sit comfortably with the scale and nature of both adjacent homes that are of more substantial proportions when compared to Dalmore.
- 5.9. The application complies with the terms of all relevant planning policy, and it is requested for householder planning permission to therefore be granted.