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Planning Validation
Planning Department
Sevenoaks District Council
Argyle Road
Sevenoaks
Kent
TN13 1HG

29 April 2022
OUR REF: 1hw_22_re_lhe

Dear Sir / Madam

**SUBMISSION OF AN APPLICATION FOR PRIOR APPROVAL FOR A
LARGER HOME EXTENSION AT 1 HUNTERS WALK, KNOCKHOLT, TN14 7NW
PLANNING STATEMENT**

Introduction / Purpose of Appraisal

1. On behalf of the applicants, Mr & Mrs Shaboo, I enclose an application for a determination as to whether the prior approval of the Council is required for a Larger Home Extension at the above address. This Planning Statement should be read in conjunction with the following documents and plans:
 - Application Form
 - CIL Form
 - Location Plan
 - Existing and Proposed Plans & Elevations
2. The planning fee (£96.00) will be paid online.

Proposal

3. The extension will project 6.6m from the rear of the original dwelling. The eaves height of the extension will not exceed 3m and the overall height of the extension will not exceed 4m.

Relevant Planning History

4. The following relevant planning history exists at the property:
 - WK/7/65/145 – Outline Application – Erection of farm workers bungalow (granted).
 - 88/02014/HIST - Construction of garage and hardstanding (granted).

- 01/01226/LDCEX- Lawful Development Certificate for Existing Use for the occupation of Hunters House by a non-agricultural worker in breach of agricultural occupancy condition for a period in excess of 10 years. Additional documentation rec'd 22.11.01 (granted).
5. The dwelling was permitted in 1964 as an agricultural dwelling. The agricultural occupancy condition was removed via lawful development certificate in 2001. The 2001 lawful development certificate determined the planning unit and residential curtilage via the red line.



Figure 1: Extent of lawful residential curtilage.

6. In the intervening period the property was extended via a double garage. The plan for the original dwelling as approved under planning permission WK/7/65/145 is outlined below:

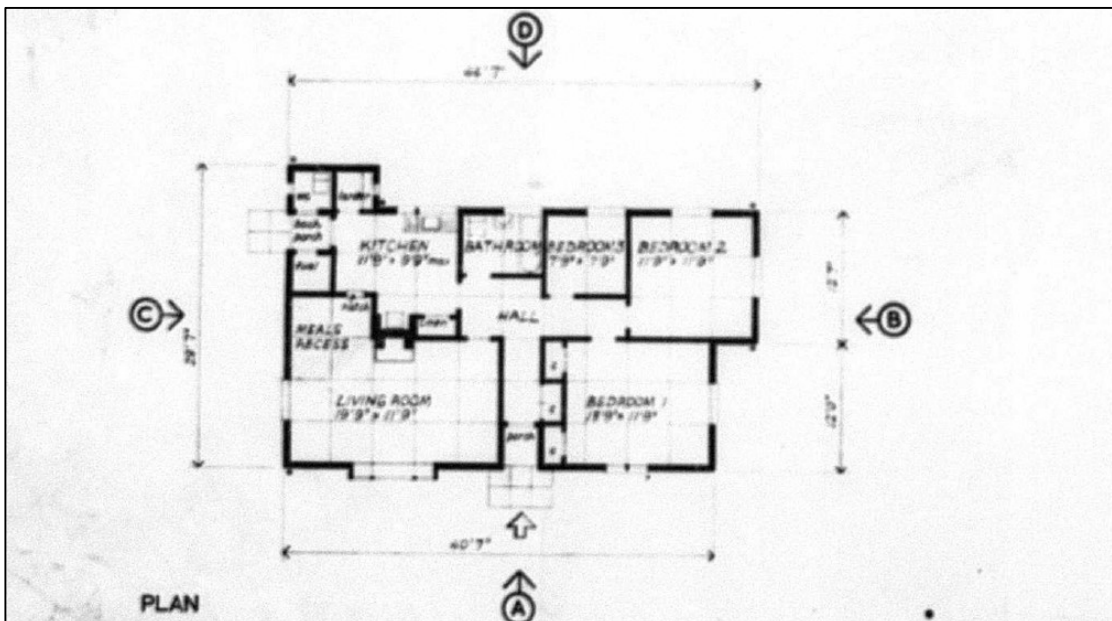


Figure 2: Original floor plan.

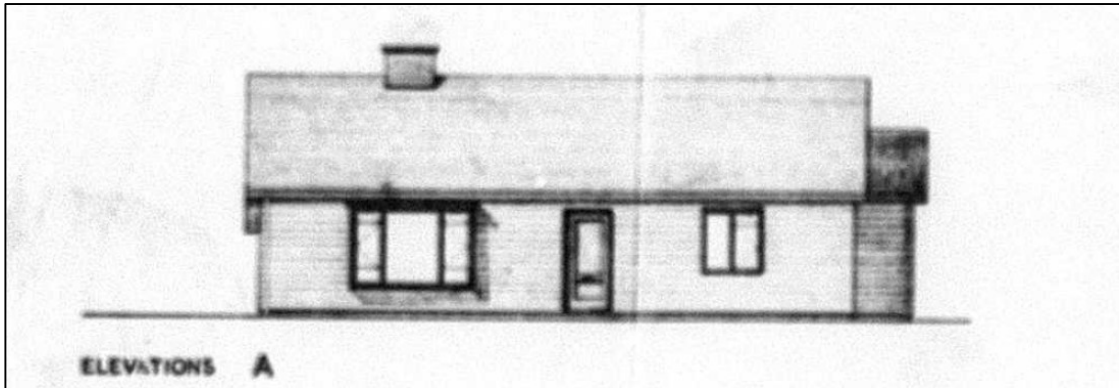


Figure 3: Elevation A (front elevation).

7. Given the planning history outlined above it can be determined that the proposed extension extends of the original rear elevation of the dwellinghouse.

Planning Considerations

8. Class A of Schedule 2, Part 1 of the General Permitted Development Order (2015) (as amended) permits single storey extensions. Part A(g) of Class A sets out that applicants wishing to extend beyond a rear elevation by up to 8m (in the case of a detached house) have to notify the Council, who in turn will notify the adjoining neighbours.

Assessment

9. The rights to introduce such an extension are afforded to dwellings which are not on Article 2(3) land and are not on a site of Special Scientific Interest (SSSI).
10. The site is not within a National Park, the Broads, an AONB, a conservation area or a World Heritage Site. It is not, therefore, located on Article 2(3) land.
11. While it is accepted by the applicants that the prior approval process deals solely with the depth and height of the proposed extension, and the provisions of part A(g), the extension has also been assessed against the other criteria of Class A below:
 - a) The use of the dwellinghouse as a dwellinghouse has not been granted via use of Class M, N, P, PA or Q of the Order*
 - b) The extensions will not exceed 50% of the total curtilage of the original house*
 - c) The proposal would not exceed the maximum height of the original roof*
 - d) The height of the eaves would not exceed those of the original house*

- e) The proposal does not extend beyond a wall that fronts a highway or forms the principal elevation of the original house; nor does it extend beyond a wall which fronts a highway and forms a side elevation of the original dwellinghouse*
 - f) See (g) below*
 - g) This application seeks the necessary prior approval in relation to the depth of 6.6m and the height of 4m*
 - h) The extension is single storey so (h) does not apply*
 - i) The extension would be within 2.0m of a side boundary. Accordingly, the height of the eaves would not exceed 3.0m*
 - j) The extensions will not extend beyond a wall forming a side elevation of the original house.*
 - k) Does not apply as the extension does not involve the provision of a verandah, balcony or raised platform; a microwave antenna; replacement chimney, flue or soil pipe or any alteration to the roof*
12. In respect of the condition attached to Class A, Class A.2 does not apply as the site is not on Article 2(3) land. Part A.3 is relevant, and the proposal is compliant as the materials proposed for the exterior will be similar in appearance to those used in the construction of the original house.
13. Without prejudice in the event of an objection from a neighbouring property, it is my firm opinion that the extension will not harm amenity by way of loss of light, privacy or outlook.
14. Overall, therefore it is clear that the proposed extension will not impact on the amenity on neighbouring dwellings and will be in complete compliance with Policy EN2 of the Sevenoaks ADMP.

Conclusion

15. In light of the foregoing, it is considered that the proposal falls within the limitations of Part A(g), and it is understood that the Council will commence the necessary consultation with neighbouring occupiers.

16. I trust you have all of the required information such that our clients' application can be registered and determined. However, should you require any further information, please do not hesitate to contact me in the first instance.

Yours faithfully



Neal Thompson BSc (Hons) MSc MRTPI
ROBINSON ESCOTT PLANNING