



Planning, Design and Access Statement

PLANNING APPLICATION BY:

MR & MRS TEMA

RELATING TO:

**27 ST JOHNS ROAD,
SEVENOAKS,
TN13 3LR**



01689 836334



enquiries@replanning.co.uk



www.replanning.co.uk

Robinson Escott Planning LLP,

Downe House, 303 High Street, Orpington, Kent BR6 0NN

1. INTRODUCTION

1.1. I am instructed by my clients Mr & Mrs Tema to prepare this Planning, Design and Access Statement in support of an application for planning permission for the following development at 27 St Johns Road, Sevenoaks:

“Demolition of existing lean-to; erection of single storey extension with associated works.”

1.2. I am familiar with the site and the surrounding area and have studied carefully the site’s planning history and have then advised on the preparation of this application for planning permission.

1.3. This statement should be read in conjunction with the drawing package prepared by Sevenoaks Plans.

2. THE APPLICATION SITE AND SURROUNDING AREA:

2.1. The application site is situated on the western side of St Johns Road, just south from the junction with Amherst Road, in the urban confines of Sevenoaks.

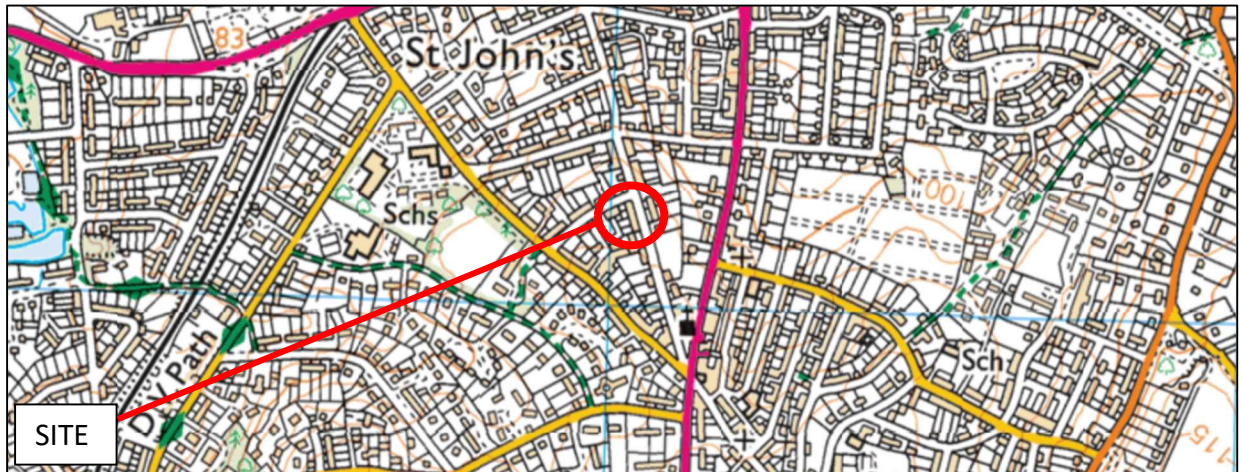


Figure 1: OS Map.



Figure 2: Aerial photograph – Google Maps – indicative red line.

2.2. The site comprises a two storey semi-detached house with brick facades. The first floor window breaks the eaves line on the front elevation. To the rear there is a two storey pitched roof/gabled outrigger with single storey lean to.



Figure 3: Front and rear elevations of application property.

2.3. The application property is set back from the road and benefits from off road parking.

3. RELEVANT PLANNING HISTORY:

3.1. The following planning history is recorded for the property:

- Proposed loft conversion with L shaped dormer to rear elevation, roof lights and hardstanding at front.

Ref. No: 23/02881/LDCPR | Status: Application – Granted

- Prior notification of a single storey rear extension which extends 5.38m beyond the rear wall of the original dwelling house with a maximum height of 3m and eaves height of 3m

Ref. No: 23/02992/PAE | Status: Prior Approval - Granted

3.2. When assessing 23/02992/PAE, the Council made the following assessment when approving the rear extension in respect of residential amenity.

Loss of light

The proposed development would pass the 45 degree light test and will not cut out sunlight to neighbour properties for a significant part of the day. Therefore there will be no significant loss of light for neighbouring dwellings.

Visual intrusion/Oulook

The proposed extension would have a low height at single storey and is subservient to the main dwelling. There would be no visual intrusion as a result of this development on any neighbouring properties.

Privacy

Despite being semi-attached to 25 St John's Road and the close proximity to 29 St John's Road, the extension would be single storey and there would be no impact on privacy of any adjoining neighbours including 1 Amherst Road.

As the proposal is for a single story extension, there would be no visual intrusion or reduced outlook as a result of the development. The extension would be limited in size and in a position which would not result in any negative impact on amenity.

All other neighbours are located a sufficient distance away from the development to preserve neighbouring amenity.

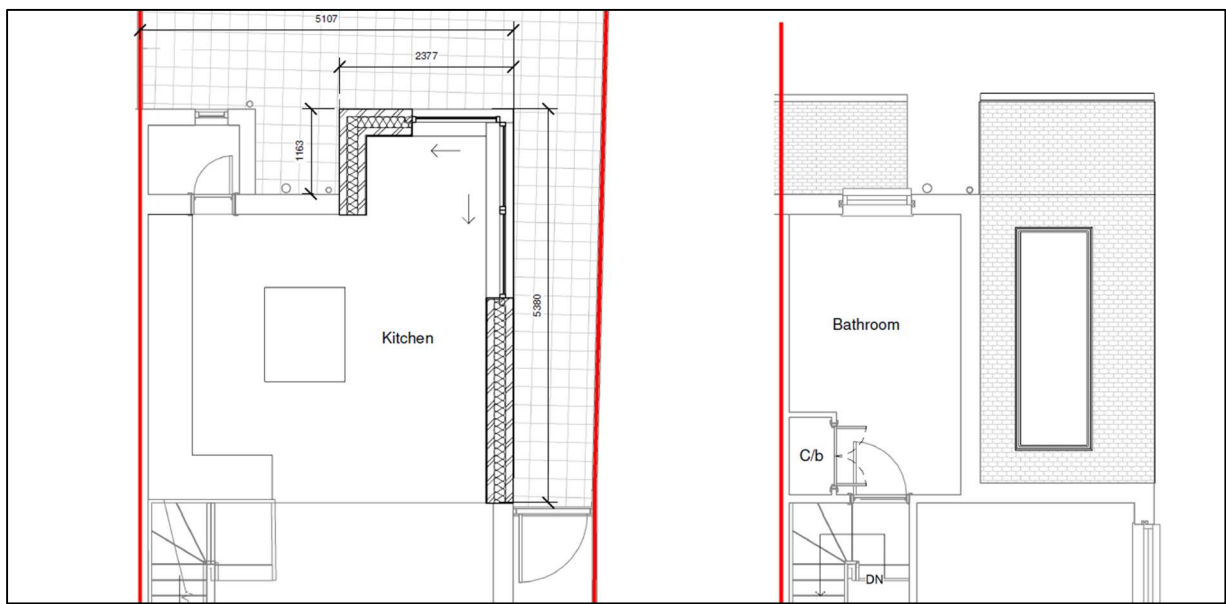


Figure 4: Approved rear extension.

3.3. These conclusions have informed this planning application.

4. THE APPLICATION PROPOSAL:

4.1. Planning permission is sought for the following development:

“Demolition of existing lean-to; erection of single storey extension with associated works.”

4.2. The proposal involves the demolition of the existing small lean-to which is currently used as storage. The proposed rear extension essentially reflects that already approved by the Council under prior approval 23/02992/PAE. However there is a slight amendment to the roofscape to a flat roof and the squaring off the rear elevation.

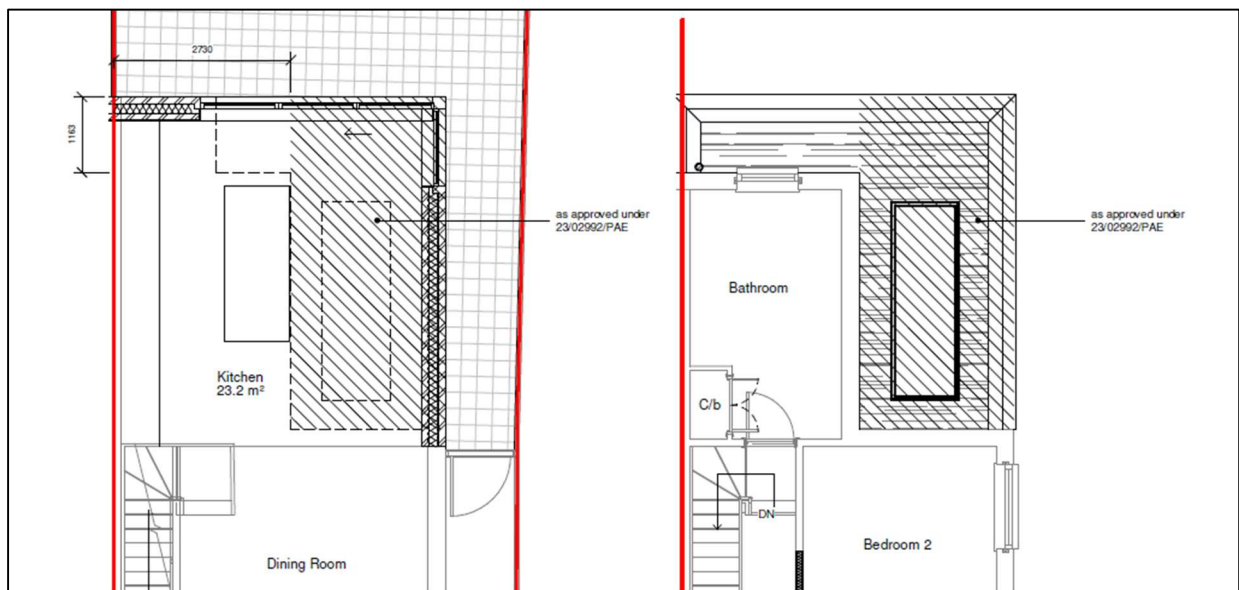


Figure 5: Proposed floor plan.



Figure 6: Proposed elevation.

- 4.3. The extension will create an open plan kitchen and will link to the dining room. The extension will comprise a flat roof, with brick facades and UPVC windows.

5. PLANNING POLICY:

5.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 Act states that applications should be determined in accordance with the development plan, unless material considerations indicate otherwise. This is reinforced in paragraph 11 of the Framework (outlined below). Having reviewed relevant policy, it is my view that the proposal complies with the development plan and there are no material considerations that would indicate that planning permission should be refused. The development, therefore, benefits from the statutory presumption in favour of development that accords with the development plan.

5.2. For the purposes of this planning application, I have reviewed the Council's Development Plan which consists of the Sevenoaks Core Strategy and the Sevenoaks Allocations and Development Management Plan (ADMP). The following Supplementary Planning Documents (SPDs) have also been assessed:

- Sevenoaks Residential Character Area Assessment SPD
- Sevenoaks Residential Extensions SPD

5.3. The applicable sections of the NPPF (2023) are also outlined below.

National Planning Policy Framework 2023

Section 12 – Achieving well designed places

5.4. Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective

engagement between applicants, communities, local planning authorities and other interests throughout the process.

5.5. Section 130 outlines that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks;
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Sevenoaks District Core Strategy

5.6. Policy SP1 states 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.

Sevenoaks Allocations and Development Management Plan (ADMP)

5.7. Policy EN1 outlines general development criteria for development in the District.

5.8. Policy EN2 states that proposal 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.

Sevenoaks Residential Character Area Assessment SPD

5.9. The application site is situated within the A05 St John's Road Area. In proposing new development within the St John's Character Area:

- Regular building lines and unified simple roof lines presented to the street should be respected
- The harmonious palette of yellow and red brick or white render and original slate roofs should be respected
- The rhythm of repeated gable ends, window and door openings and chimneys prevalent in some streets should be retained
- Traditional windows and doors and detailing should be retained or reinstated Vertical style sash windows
- Front gardens with boundary walls, hedging and fencing – some mature trees contributing significantly to local character

6. PLANNING MERITS:

6.1. In light of the above planning policy review, the following main issues will be considered as part of this planning assessment:

- Design, Scale and Bulk
- Residential Amenity

Design, Scale and Bulk

6.2. The majority of the proposed single storey extension has already been approved by the Council under reference 23/02992/PAE. This application proposes to replace the lean-to extension and square off the rear building line as well as creating a flat roof, removing the previously proposed pitch.

6.3. Due to the single storey nature of the extension, it will not be visible or prominent from the street scene.

6.4. The extension reflects the detailing and materiality of the main dwelling ensuring it reflects the existing character of built form on the site. The extension will appear subserviently against the main dwelling and will retain appropriate distances to the boundaries of the plot.

6.5. For the above reasons, the extension will be in accordance with Section 12 of the NPPF, Policy SP1 of the Sevenoaks District Core Strategy, Policy EN1 of the Sevenoaks ADMP, the Sevenoaks Residential Character Area Assessment SPD and the Residential Extensions SPD.

Residential Amenity

6.6. The majority of the proposed extension has already been assessed as being acceptable in respect of residential amenity under reference 23/02992/PAE. It was concluded that the extension

would preserve the light, outlook and privacy of No.29 St Johns Road. It was also assessed that the extension was of sufficient distance away from other neighbours to not impact them.

6.7. The proposed replacement lean-to and squaring off the rear elevation will have no impact on the adjoining property No.25 St Johns Road as it will not extend beyond the existing building line of the lean-to. It will also have no impact on the properties in Amherst Road. There will be no noticeable difference to No.29 St Johns Road compared to what has already been approved.

6.8. The proposal is therefore in accordance with Policy EN2 of the Sevenoaks ADMP.

7. CONCLUSION

- 7.1. This Planning, Design and Access Statement has demonstrated that the Council have already permitted the majority of this rear extension under reference 23/02992/PAE. The proposal seeks to replace the existing lean-to and square off the rear building line and amend the roof to a flat roof design.
- 7.2. It has been outlined that the extension will not have any impact on the character of the area as it will not be visible or prominent in the street scene. The proposal will reflect the materiality of the main dwelling and will appear subservient in scale.
- 7.3. The proposals will not impact on the amenity of adjoining residents and will preserve the light, privacy and outlook of neighbours in line with Policy EN2 of the Sevenoaks ADMP.
- 7.4. In view of the above, it is concluded that the development proposed in this application is consistent with the aims and detailed requirements of the National Planning Policy Framework and as such, should be given planning permission.