

Application report

Application Reference:	19/01698/FUL	Date of report:	25/02/2020
Proposal:	Subdivision of plot and erection of detached three bed house	Case officer:	Ray Hill
Address:	162 Lullingstone Avenue, Swanley, Kent BR8 7JR		

Description of Site

The application site is located at the eastern end of Lullingstone Avenue, a residential cul-de-sac accessed via Swanley Lane. It comprises a large rectangular parcel of land that currently forms part of the garden of No.162.

The surrounding area is predominantly residential in character comprising a mixture of circa 1970's two storey terraced houses and low rise flats of municipal design and appearance.

The application site is bounded by a terrace of two storey houses to the west; open land used for the keeping of horses to the east (Metropolitan Green Belt) and a tree-lined railway embankment to the rear (i.e. south).

The site lies within the Urban Confines of Swanley.

Description of Proposal

The applicant is seeking full planning permission for the erection of a detached two storey dwellinghouse. The building would be set back 1.5m from the front building line of the terrace adjacent to the site to the west; 0.8m from the boundary with the adjoining terrace house (i.e. No.162) and a minimum of 1.8m from the field to the east (MGB).

The proposed house would be L-shaped in plan with depth of 9m and a Maximum width of 9m. It would have an eaves height of 5m and would be surmounted by a hipped roof with a ridge height of 7m.

The building would be finished in brick and concrete tiles to match the adjoining terrace.

The accommodation would comprise a lounge, kitchen/ diner, utility room and WC on the ground floor with three bedrooms and a family bathroom above

Private amenity space would be provided in the form of a 9m deep rear garden.

Two parking tandem parking spaces would be provided.

Relevant Planning History

None.

Policy

National Planning Policy Framework

Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.

Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (footnote 6); or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Footnote 6 relates to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

Core Strategy (CS)

SP1 Design of New Development and Conservation
SP2 Sustainable Development
LO1 Distribution of Development
L04 Development in Swanley

Allocations and Development Management Plan

SC1 Presumption in Favour of Sustainable Development
EN1 Design Principles
EN2 Amenity Protection
T2 Vehicle Parking
T3 Electrical Vehicles

Constraints

Urban Confines Sevenoaks

Consultation Responses

KCC Highways- No comment: application does not warrant their involvement.

Swanley Town Council- Objects to the proposal on the following grounds:-

- Over intensification of site;
- Insufficient parking;
- Restricted access; and,
- Land may not be in ownership of applicant.

Cert B was later submitted and the appropriate owner notified (SDC).

Given the Town Council's objection ward councillors have been consulted in accordance with the Constitution. No request to refer the application to the Planning Committee has been received.

Representations

One response has been received objecting to the proposal on the grounds of inaccurate plans.

Planning Appraisal

The main considerations in the determination of this application are:-

Principle of Development

The application site is located in a well-established residential area within the urban confines of Swanley and therefore there are no objections to the erection of a new dwelling subject to its impact on the character of the area and the amenities of neighbouring occupiers.

Design and Impact on the Character of the Area

Policy SP1 of the Core Strategy and Policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.

Although in townscape terms, this part of Lullingstone Avenue is dominated by terraced houses, the proposed detached dwelling would be located in an inconspicuous position at the end of a cul-de-sac behind the front building line of the neighbouring property. Therefore, the proposed development would not appear unduly prominent or undermine the character or visual amenity of the street scene.

In respect of its height, form and external appearance, the proposed house would compare satisfactorily with the local vernacular, subject to a condition to ensure that the external finishes match those of the adjoining terrace.

Accordingly, it is considered that in terms of its design and appearance the proposed development would comply with the aims and objectives of Policy SP1 of the CS and Policy EN1 of the ADMP.

Neighbouring Amenity

Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for neighbouring occupiers.

The proposed house would project 2.7m beyond the rear elevation of the neighbouring end of terrace house to the west. However, given that there would be a building to building separation of 2m and the main rear facing lounge window of the terraced house a further 1.2m away (i.e. total 3.2m), there would be no detrimental impacts on the light or outlook of the occupiers.

A bathroom and a WC window would be included in the west facing side elevation of the proposed house and both would be obscure glazed and top-hung to prevent overlooking/ loss of privacy to the rear garden of No.162.

The residual garden area for No.162 would be 11.5m deep and commensurate in size to those of the neighbouring houses

There are no further residential amenity implications and as such, the proposal complies with the above policy.

Standard of Accommodation/ Residential Environment Provided for the Future Occupiers

Policy EN2 seeks to ensure that new residential development provides a satisfactory standard of amenity for the future occupiers.

The internal layout, room sizes, light, outlook and privacy provided for the future occupiers would be satisfactory and the 9m deep rear garden would be of sufficient size and quality to serve the recreational needs of the future occupiers.

Parking and Highways

Two parking spaces would be provided in a tandem formation on the frontage of the house which would be accessed via an existing dropped kerb.

Although the proposed parking and associated manoeuvring space is somewhat restricted and may limit the potential use of one of the spaces, given that:-

- the property is located in an 'edge of centre' location where the Kent Design Guide Review: Interim Guidance Note 3 Residential Parking, indicates a provision of a maximum of one space for a 3 bed house;
- the site is within one mile of Swanley Town Centre and is well served by public transport; and,
- there is a row of communal parking spaces directly opposite the site,

it is considered that the parking provision is satisfactory and accords with KCC guidance and Policy T2 of the ADMP.

The remaining house would also continue to benefit from one off street parking space. This is considered acceptable.

In accordance with Policy T3 of the ADMP it is recommended that in the event of planning permission being granted a condition should be imposed requiring the provision of an electrical vehicle charging point.

Trees and Landscaping

There are no significant trees or vegetation of habitat/ biodiversity significance on the site. However it is considered that a condition should be imposed requiring the submission of a detailed planting/ hard landscaping scheme to ensure a satisfactory setting for the proposed dwelling.

Other matters

The concerns raised by Swanley Town Council have been noted and addressed above.

CIL

The application is CIL liable and an application for an exemption has been submitted. This would be considered under a separate cover.

Conclusion

The proposed development would provide a satisfactory small family dwelling in a sustainable location without detriment to the character or visual amenity of the area. There would be no harmful effects on the amenities of the occupiers of the neighbouring residential properties. On balance, the proposed parking provision is satisfactory.

Recommendation

Grant Planning permission subject to conditions.

Case Officer: Ray Hill

Date: 25/02/2020

Principal/ Manager: C Shearing

Date: 02.03.2020