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<b>Borough Green</b> Borough Green And Long Mill	<b>560517 157096</b>	<b>20.04.2005</b>	<b>TM/05/01101/FL</b>
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Proposal:	Rear extension
Location:	30 Staleys Road Borough Green Sevenoaks Kent TN15 8RL
Applicant:	Mr G P Salt

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### **1. Description:**

- 1.1 The proposal is a flat roofed single storey rear extension measuring 4.3 m (14 ft) by 8.1m (26.5 ft). It will be built across the rear elevation of the house and also the rear elevation of its side garage.
- 1.2 It will have a height of 2.8m (9 ft) but the southern side has a parapet wall taking the overall height on that boundary to 3.1m (10 ft)(dimensions scaled from submitted plan).
- 1.3 The extension will be set on the northern boundary but slightly set off the southern boundary by 200mm (8")(when scaled from submitted plan).
- 1.4 It is shown to be a family room with WC/utility room.

### **2. The Site:**

- 2.1 The application site is a semi-detached property on the western side of Staleys Road with a garage to the northern side.
- 2.2 There is an existing rear timber/glazed lean-to in a poor state of repair with a corrugated polycarbonate roof. It measures 2.3m by 8.1m (7.5 ft by 26.5 ft).
- 2.3 The western boundary currently comprises an approx. 1.5m high close board fence with trellis and then a row of conifers approx. 2m high in the garden of the application site.
- 2.4 The eastern boundary comprises the flank of a lean-to the neighbouring property beyond a close boarded boundary fence of approx. 1.2m high.

### **3. Planning History:**

- 3.1 There is no relevant planning history.

### **4. Consultees:**

- 4.1 PC: No observations.

4.2 Private Reps (4/0S/0X/1R); one objection has been received with the following summarised comments:

- The extension extends much further from the house than the current extension.
- There is insufficient space between the boundary fence of my property and the side wall of the proposed extension making it impossible to access the soil stack pipe for maintenance.
- Confirmation is needed that the extension complies with the Council's 45° policy judged from the window of my property.

**5. Determining Issues:**

- 5.1 The main issue in this case is whether the proposal complies with policies P4/11 and P4/12 of the TMBLP.
- 5.2 The extension cannot be seen from public vantage points and there is no harm to the street-scene. The locality is characterised by similar extensions and the proposal is a visual improvement over the existing situation.
- 5.3 The extension will project approx 2m beyond the lean-to of no. 31 which lies to the north and it is considered that there is no harmful impact on its residential amenities.
- 5.4 The extension will project 4.3m beyond the rear of no. 29 which lies to the south. No. 29 has a rear window of approx. 1m wide set approx. 600mm from the common boundary.
- 5.5 The proposal does not comply with the Council's 45° test as detailed in Policy Annex P4/11. Where a proposal fails this test it is then appropriate to test against BRE Daylight and Sunlight standards.
- 5.6 Members will note that the extension is to the north of the objector's property and consequently there will be no loss of sunlight to the windows or garden.
- 5.7 A light test using BRE guidance has been carried out and it concludes that the extension would result in a 5% loss of daylight to the neighbouring window at 29 Staleys Road, but that the level of daylight availability to the window will be greater than the recommended level as set out in the BRE guidance.
- 5.8 Consequently, I am of the view that the residential amenity of no. 29 Staleys Road will not be harmed to a degree that would justify refusal of this proposal.
- 5.9 The objector's concern regarding access to maintain a soil stack pipe is not a material planning consideration that can be used to determine this case.

**6. Recommendation:**

6.1 **Grant Planning Permission** as detailed by drawings LS/2005/1; LS/2005/3 and site location plan date stamped 8.04.05 subject to the following conditions:

1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission. (Z001)

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2 All materials used externally shall match those of the existing building. (D002)

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

Contact: Marion Geary