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Proposal:	Extension of and remodelling of existing dwelling
Location:	Sandy Patch Common Road Ightham Sevenoaks Kent TN15 9AY
Applicant:	Mr J Price

1. Description:

- 1.1 This application proposes the extension and remodelling of an existing single storey bungalow. The dwelling currently features a hipped roof and would be extended through front and rear ground floor extensions and through the provision of a new, more steeply pitched roof that would include central protruding gables to the front and rear. First floor accommodation would then be provided within the enlarged loft space. The dwelling would also be substantially remodelled in terms of its fenestration i.e. through a notable increase in the size and number of its windows and a fundamental change in their design to a more contemporary style. A new contemporary porch canopy would also be added over the front door.
- 1.2 The existing bungalow is constructed from LBC 'Heather' brick elevations under a plain tiled roof. The dwelling currently stands approximately 5.78m high at its apex and 2.3 metres high at its eaves. It has a footprint of approximately 100 square metres (as originally constructed – a conservatory of 15 square metres is a later addition).
- 1.3 After alteration, the dwelling would have a footprint of 153 square metres (13.2m x 11.58m) and stand 6.9m high at the apex of its roof. The altered dwelling would be clad with weatherboarding and roofed with slate.

2. The Site:

- 2.1 The site lies within open countryside in the Ightham common area which is designated MGB and within a SLA and ASC. The plot is roughly rectangular shaped and extends to 0.12 hectares in area. The site is surrounded on all sides by residential development comprising detached dwellings of mixed sizes and forms that are set within generous plots.
- 2.2 Low level screening is afforded by mature vegetation along the side and front boundaries with more substantive screening to the rear.

3. Planning History:

- 3.1 TM/06/0290/FL Withdrawn 02.05.06
Demolish bungalow and replace with new dwelling

3.2 The only other history of note relating to this property since its original construction in 1957 comprise a garage permitted in 1958 and a conservatory to the rear that was permitted in 1979.

4. Consultees:

4.1 PC: Objects on the grounds that the proposal would have a dominating roofline, would impact unduly upon neighbours and that the increase in volume is unacceptable.

4.2 KCC Highways: No objections subject to conditions.

4.3 County Arch: Views awaited.

4.4 Private reps: Three letters of objection have been received in respect of these specific proposals. The letters raise the following material concerns. (NB - Plans originally submitted with this application that have been superseded featured a shallower pitched lower roof, received 2 letters stating no objection and one letter of objection):

- The increased size and height of the building would make it visually intrusive in general amenity terms and in terms of impact upon neighbouring dwellings. The proposal would be out of character with an adjacent bungalow.
- The proposals amount to overdevelopment of the plot and are of an unacceptable scale in terms of additional bulk being created.
- loss of privacy to neighbouring dwellings.

5. Determining Issues:

5.1 The principle of extending and altering dwellings within open countryside and the MGB can be considered acceptable providing that any extension can be deemed to be modest and proportionate. Essentially, the general thrust of the policies is to ensure that any extensions and alterations do not give rise to any undue detriment to the openness and integrity of the MGB and rural locality in general.

5.2 The first issue that must be examined with a proposal such as this is therefore the extent to which the proposed dwelling would be larger and taller than the existing structure. The applicant has sought to compare on the basis of footprint/floorspace alone, but this is a very basic approach and comparisons of volume provide a more accurate picture of the increase in bulk/size and, consequently, the impact upon the openness and integrity of the MGB.

5.3 The level of extension and increase in height proposed and, its subsequent impact upon the MGB are acceptable in my view. The proposals are relatively compact in their nature and much of the additional bulk takes place at a relatively low level and, the increase in the height of the roof is limited at less than 1.3m. My

assessment is that this development will not have any significant impacts upon the openness and integrity of the MGB. Consequently, I do not believe that this proposal would be in severe conflict with the principles of PPG2, HP5 of the KMSP or policies P2/16 and P6/10 of the TMBLP.

- 5.4 I am also satisfied that this plot could accept the enlarged building without appearing unduly cramped or overdeveloped. In summary, I do not share residents concerns that the proposal would appear as an unduly large structure that would be unacceptable and inappropriate in size and spatial character terms.
- 5.5 Turning now to design, the dwelling as altered would display a more contemporary style and appearance than the existing structure. However, I do not consider that it would be objectionable in pure visual amenity terms. The use of slate and weatherboarding are entirely appropriate and much more in accordance with the local vernacular than many of the other dwellings located close by. Indeed, there is a broad range and mixture of house types, designs and materials to be found locally. I find the quality and appropriateness of the design and materials to be satisfactory. Notwithstanding the above, it will be critical that the details of the windows and doors (and their frames) are right given that there are a significant number of openings proposed.
- 5.6 With respect to amenity, there is sufficient distance between the new dwelling and its immediate neighbours to ensure that there would not be any undue loss of outlook or daylight. At first floor, the proposals only feature high level windows towards the properties to its flanks (i.e. 'Oakenshaw' to the southeast and 'Faix' to the northwest). This adequately safeguards the privacy of neighbouring properties in my view by allowing them substantial areas of garden that would not be overlooked.
- 5.7 KCC Highways has not objected to these proposals and I agree that the parking and access arrangements detailed in the application are satisfactory.

6. Recommendation:

6.1 Grant Planning Permission on the following grounds.

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission. (Z013)

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

- 2 All materials used externally shall accord with the approved plans, unless otherwise agreed in writing by the Local Planning Authority. (D003)

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

- 3 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), no windows or similar openings shall be constructed in the roof of the building without the prior written consent of the Local Planning Authority. (D014)

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of amenity and privacy of adjoining property.

- 4 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), no windows or similar openings shall be constructed in the flank elevations of the building other than as hereby approved, without the prior written consent of the Local Planning Authority. (D013)

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of amenity and privacy of adjoining property.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order) no development shall be carried out within Classes A, B, C, D and E of Part 1 of Schedule 2 of that Order unless planning permission has been granted on an application relating thereto. (R001)

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of amenity and privacy of adjoining property and Green Belt policy.

- 6 No development shall take place until details of all glazing and window and door frames have been submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details.

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

Informative

- 1 The applicant is advised that the Local Planning Authority considers that the most appropriate form of door framing and fenestration detail would be to use lightweight section glazing bars and framing of a contemporary style, and UPVC is unlikely to achieve this in any element of these features.

Contact: Kevin Wise