

Platt
Borough Green And
Long Mill

8 December 2017

TM/17/03399/FL

Proposal: Proposed repitched roof with raised ridge height incorporating rooms in the roofspace demolition of existing garage, and construction of new extension

Location: 5 Windmill Park Wrotham Heath Sevenoaks Kent TN15 7SY

Applicant: Mr Paul Vallance

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1. Description:

- 1.1 Planning permission is sought to add a new roof to this detached dwelling to incorporate accommodation in the roof space. Over the course of the application process the plans have been altered twice. The final plans include a side dormer window to this roof addition now to be obscure glazed. The roof bulk has also been amended in the revised plans by altering it from a gable end to a half hip and the height has been reduced to 6.3m to ridge (originally it was 7.2m high to ridge).
- 1.2 It is also proposed to demolish the existing double garage and replace it with an extension to the house with a pitched roof that links into the main dwelling.

2. Reason for reporting to Committee:

- 2.1 At the request of Cllr Taylor to consider the size of the development within the Green Belt.

3. The Site:

- 3.1 The site lies within Metropolitan Green Belt and within Countryside, outside the confines of any settlement, to the south of Wrotham Heath, on the west side and at the end of the cul-de-sac Windmill Park. The site frontage is basically level but drops down to the rear.
- 3.2 The house does not appear to have been extended since it was originally built. Planning permission was granted for extensions in 1975 but this does not appear to have been implemented.
- 3.3 The adjoining dwelling, number 6 Windmill Park, is set at an angle to number 5 and has a large patio window to the living room on the southern (flank) elevation that looks onto the side elevation of number 5 and a double detached garage on the boundary.
- 3.4 Number 7 has had permission to be rebuilt under application TM/16/01429/FL. This application was amended under application TM/17/00276/FL, and has a similar roof design to that now proposed to number 5 Windmill Park.

4. Planning History (relevant):

TM/63/10649/OLD grant with conditions 10 May 1963

9 Dwellings with double garage space and service road.

TM/65/10608/OLD grant with conditions 24 September 1965

Erection of nine dwellings and access road. (As amended).

TM/68/10447/OLD grant with conditions 14 May 1968

Alterations, for Foven Construction Co Ltd.

TM/75/11190/FUL grant with conditions 18 June 1975

Extension and Alterations.

5. Consultees:

5.1 PC: Object – acknowledged that a precedent has been set by the approval of a large rebuild in Windmill Park. But this proposal is changing a bungalow into a two storey dwelling, gutting the whole of the inside and changing most of the outside walls to accommodate the window changes. The elevation would go from 4.85m to 7m (*this has been amended to just over 6m with revised plans*) and the living space would increase by 48% and there would be the loss of a garage space for the dwelling. The house is at the end of Windmill Park and is in the Green Belt so it can be seen from Comp Lane. The front of the house with the high door and landing and three dormer windows will be imposing from this rural lane. There will also be more light pollution from the property due to increased number of windows. They are therefore objecting on the grounds of inappropriate development within the Green Belt with no special circumstances, changes to the character of the area, light pollution and increased traffic movement. If Council are minded to allow then there should be a restriction on future developments on site.

5.2 Private Reps: 4/0X/2R/0S + Article 15 site notice. The following concerns were raised by the objectors:

- Not enough parking on the site for cars;
- Problems with builders parking during construction;
- Side dormer window – privacy issues – will it be obscure glazed;
- Overlooking from bedroom balcony to rear;

- Ridge height is too high for the area and not comparable with other dwellings in area – including house that was extended /rebuilt at 7 Windmill Park (*although plans have since been amended to address this point*).

6. Determining Issues:

Green Belt considerations:

- 6.1 Current Government guidance concerning development within the Green Belt is contained within section 9 of the NPPF. It states at paragraph 87:

“As with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.”

- 6.2 Paragraph 88 states:

“When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. ‘Very special circumstances’ will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.”

- 6.3 Paragraph 89 of the NPPF states that the extension of an existing building is not inappropriate development provided that it would not result in disproportionate additions to the original building.

- 6.4 It must also be considered that openness is one of the two essential characteristics of the Green Belt, together with its permanence (paragraph 79 of the NPPF).

- 6.5 In this case the house does not appear to have been extended and it stands as the original dwelling house. The proposed extension would replace the existing single storey garage, and create a much larger dwelling house. However, it is considered that the additional bulk and mass of the proposed addition would not be considered disproportionate to the size of the original dwelling within this site. The dwelling is located within a small group of loose-knit buildings within an otherwise open rural landscape. Given this context and the scale, form and position of the proposed addition, it is not considered that it would erode the openness of the Green Belt either. As such the proposed extension is not considered to be inappropriate development within the Green Belt, and therefore very special circumstances are not required to be demonstrated.

Visual amenity:

- 6.6 Policy CP 24 of the TMBCS requires all development to be well designed and of a high quality in terms of detailing and use of materials. Proposals must be designed

to respect the site and its surroundings in terms of their character and appearance. Policy CP14 sets out that extensions to dwellings should be appropriate in scale and design.

- 6.7 Saved policy P4/12 of the TMBLP relates specifically to residential extensions. It requires proposals not to have an adverse effect on:
- The character of the building or the street scene in terms of form, scale, design and use of materials
 - Residential amenity of neighbouring properties in terms of light and privacy.
- 6.8 The current proposal would, notwithstanding the steeper roof pitch, present an impression of an essentially bungalow dwelling, but taking advantage of space within the roof to provide additional habitable space. The dormer windows are designed to sit within the respective roof slopes, set back appreciably from the walls beneath, and each topped by a pitched roof with the ridge below the height of the main roof.
- 6.9 The height of the building will vary to reflect the slope in the site towards the west, but the reference height is taken from the front of the building, where the ground level is effectively at the same level as the highway. Any variation in height towards the rear of the building will not have a harmful impact as the building is still essentially an extended bungalow in form. Additionally, the height to ridge is similar to that recently granted at 7 Windmill Park.
- 6.10 The form and detailed design of the additions are considered to be in keeping with the character of the buildings and matching materials would be used in their construction. Consequently, they would not detract from the character of the wider rural locality and would satisfy the key requirements of Policies CP24 and SQ1.

Residential amenity:

- 6.11 In respect of the potential impact on the amenities of neighbouring residents, the main neighbour with the potential to be affected is No. 6, to the north. There is currently a living room with windows in the flank of this dwelling, on the ground-floor, that face onto number 5; also a thick high hedge on the boundary provides a high level of screening. The extended dwelling would feature a side dormer window in the roof slope facing north, but this is marked as 'obscure glazed with an opening above 1.7m from floor'. A condition is proposed restricting glazing and opening ability should be applied to this window. With this, it is considered that no undue impact on privacy and amenity would be experienced by the occupiers of dwelling number 6 to the north. There are also three roof lights in the northern slope but these would be unlikely to affect privacy

Other considerations:

- 6.12 The proposed development does not raise any highway safety issues. There is a large drive to the front of the dwelling with sufficient parking and turning areas to serve the extended dwelling.
- 6.13 I would suggest that a series of informatives be included to any permission granted which set out suggested hours of working, along with a caution against the use of bonfires.
- 6.14 The suggestion has been made that permitted development rights should be removed to control any future extensions to the building. I consider that this would be unjustified in the circumstances.
- 6.15 In light of the above, I consider that the proposed development meets the requirements of the development plan and NPPF and as such planning permission should be granted, subject to the imposition of conditions.

7. Recommendation:

- 7.1 **Grant planning permission** in accordance with the following submitted details: Proposed Plans and Elevations 2017/14/C dated 03.04.2018, Location Plan dated 08.12.2017, Existing Plans 2017/14/A dated 08.12.2017, Existing Elevations 2017/14/B dated 08.12.2017, subject to the following conditions:

Conditions:

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

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.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.
3. The dormer window in the north-facing roof slopes shall, to a height of 1.7 metres above the finished floor level in the adjacent room, at all times be fitted with obscure glass or other opaque material and shall be fixed so as to be incapable of being opened below that height except in an emergency.

Reason: To minimise the effect of overlooking onto the adjoining property.

Informatives:

- 1 The applicant is strongly encouraged to ensure that any large delivery and construction vehicles approach and leave the site from Comp Lane to the south. Any vehicles used by builders or contractors should be parked on the application site.
- 2 To protect the aural environment of nearby dwellings, during the construction of the development, the applicant is advised that no noisy construction work should be carried out before 8am or after 6pm on Mondays to Fridays; before 8am or after 1pm on Saturdays, and no noisy work shall be carried out at any time on Sundays or Public and Bank Holidays.
- 3 The applicant is asked that no materials be burnt on the site for the duration of the construction works.

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