

## REPORT SUMMARY

<b>REFERENCE NO - 20/01301/FULL</b>			
<b>APPLICATION PROPOSAL</b> Extension to existing attic bedroom with new dormer window			
<b>ADDRESS</b> 117 Ashenden Walk Royal Tunbridge Wells Kent TN2 3UJ			
<b>RECOMMENDATION - to GRANT</b> subject to conditions (see Section 11.0 for full recommendation)			
<b>SUMMARY OF REASONS FOR RECOMMENDATION/REASONS FOR REFUSAL</b>			
<ul style="list-style-type: none"> <li>- The proposal is for a rear facing roof extension which would not significantly harm the character of the area.</li> <li>- The addition would also not cause significant harm to the residential amenity of those occupying the neighbouring properties.</li> <li>- The works would not result in harm to protected trees within the vicinity.</li> </ul>			
<b>INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL</b>			
The following are considered to be material to the application:			
<b>Contributions (to be secured through Section 106 legal agreement/unilateral undertaking): N/A</b>			
<b>Net increase in numbers of jobs: N/A</b>			
<b>Estimated average annual workplace salary spend in Borough through net increase in numbers of jobs:</b>			
The following are not considered to be material to the application:			
<b>Estimated annual council tax benefit for Borough: N/A</b>			
<b>Estimated annual council tax benefit total: N/A</b>			
<b>Annual New Homes Bonus (for first year): N/A</b>			
<b>Estimated annual business rates benefits for Borough: N/A</b>			
<b>REASON FOR REFERRAL TO COMMITTEE</b>			
The application site includes land owned by Tunbridge Wells Borough Council			
<b>WARD</b> Sherwood	<b>PARISH/TOWN COUNCIL</b> N/A	<b>APPLICANT</b> Ms E Grippa <b>AGENT</b> Mr Peter Cook	
<b>DECISION DUE DATE</b> EOT 11/09/2020	<b>PUBLICITY EXPIRY DATE</b> 06/07/20	<b>OFFICER SITE VISIT DATE</b> 15/06/20	
<b>RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):</b>			
<b>84/01166/FUL</b>	Proposal: 100 houses and 16 flats with associated access roads, garages and parking	Permitted	07/11/84

<b>82/01070/FUL</b>	Proposal: 277 dwellings and flats with associated private garages and parking and access roads	Permitted	02/12/83
<b>79/01317/KCCOU4</b>	Proposal: Regulation 5 - Outline - Housing development	No Objections Raised	30/01/80

## MAIN REPORT

### 1.0 DESCRIPTION OF SITE

- 1.01 This application relates to a residential flat forming part of a two storey row of terraced buildings. It is located inside the Limits to Built Development of Tunbridge Wells within Sherwood Ward.
- 1.02 The buildings are brick built with concrete roof tiles and, white upvc windows.
- 1.03 The rear garden space backs onto woodland with an informal footpath not forming part of a public right of way, which is accessed to the side of this building.
- 1.04 There is 1.8m high close boarded fencing to the rear and side boundaries.

### 2.0 PROPOSAL

- 2.01 This application is for the addition of a rear facing roof dormer within the existing roofslope. It would have a flat roof and, contain 2 rear facing windows.
- 2.03 The dormer would be set above the eaves by approximately 1 metre and, below the ridge of the main roof by approximately 0.1 metre. It would also be set in from the eastern elevation by approximately 0.6 metres.
- 2.04 The addition would be tile hung, with a flat felt roof and upvc openings.
- 2.05 The volume of the dormer would be approximately 18.36m<sup>3</sup>. The maximum allowed for a terraced dwellinghouse under permitted development rights is 40m<sup>3</sup>. So if this building was a single dwellinghouse that benefitted from permitted development rights it would likely not require planning permission.

### 3.0 SUMMARY INFORMATION

	<b>Proposed dormer extension (m)</b>
Max height (from roof slope)	1.8
Max height (from ground)	7.65
Max Width	6
Max Depth	3.4

### 4.0 PLANNING CONSTRAINTS

Inside the Limits to Built Development (LBD)

Tree Preservation Order (TPO) – This is a blanket TPO to the north and east of the site, forming part of woodland to the rear of the site containing various species of trees. The TPO reference is 007/2002.

Ashdown Forest 15 Km Habitat Regulation Assessment Zone

Tunbridge Wells Asset Register Land Registry Data - TWBC Ownership

High Pressure Gas Main

High Pressure Gas Pipe

Local Wildlife Sites TW45 - Greggs Wood & Pastures, T Wells.

Potentially Contaminated Land + 50M Buffer - Various Sites

Public Access Land Barnett's Wood, High Brooms - Ref SLNVCV19

## **5.0 POLICY AND OTHER CONSIDERATIONS**

The National Planning Policy Framework (NPPF): 2019

National Planning Practice Guidance (NPPG)

### Development Plan:

Tunbridge Wells Core Strategy Document 2010: Core Policy 4 & 5

Tunbridge Wells Local Plan 2006

### Supplementary Planning Documents:

Alterations & Extensions SPD 2006

## **6.0 LOCAL REPRESENTATIONS**

6.01 A single site notice was placed to the front of the site along Ashenden Walk on 15 June 2020.

6.02 There have been no comments received from members of the public.

## **7.0 CONSULTATIONS**

### **7.01 Health & Safety Executive**

The webapp consultation was completed using details of the planning application as the site falls within the High Pressure Gas Pipeline Middle Zone Buffer. The resultant HSE's advice was that they do not advise, on safety grounds, against the granting of planning permission in this case.

## **8.0 APPLICANT'S SUPPORTING COMMENTS**

8.01 The existing ladder used to access the loft room does not comply with building regulations. The additional space created from the proposed dormer would allow for alterations to bring the space into compliance with building control regulations.

8.02 The new dormer would not alter the existing outlook from the building into amenity spaces and would not affect the amenities of adjacent properties.

8.03 The proposed materials would match those used on properties within the area.

8.04 The scale and design of the dormer would usually be acceptable under permitted development rights. The only reason it is not in this instance is because flats do not benefit from permitted development rights.

## **9.0 BACKGROUND PAPERS AND PLANS**

- Application Form

- 2020/12/2 - Floor Plans and Section as Proposed
- 2020/12/4 REV A - Proposed Elevations
- 2020/12/5 - Existing Elevations

## 10.0 APPRAISAL

### Principle of Development

- 10.01 This application is located inside the Limits to Built Development where alterations and extensions to residential buildings are generally acceptable in principle. However, all other relevant matters should be considered. In this instance, the main points to consider would be the potential impact on; Visual Amenity and, Residential Amenity of neighbours.

### Visual Impact

- 10.02 Character of Area

This is an established residential area. The proposed dormer extension would be rear located so would have limited visibility from the front highway. However, there is an informal footpath to the rear through the woodland. From here there would be some visibility of the dormer although limited. So there would be some impact on the character of the area but this would be fully assessed based on the; scale, design and overall loss of open space.

- 10.03 Scale and Design

It should be considered that these terraced buildings are located at the end of the road, the end terrace which this flat forms part of is set back from the highway by 8.5 metres and, the rear is only visible when walking through the informal footpath which is not a public right of way to the rear. The proposed dormer extension would be rear located and set in from the sides by 1 approximately metres from the east. Originally the dormer met the ridge of the roof but as requested this has been lowered to have approximately 0.1m set below the ridge of the roof. Given the existing height of the roof it would not be possible to lower the dormer further and, provide adequate headspace internally. However, the lowering of the dormer would result in a clearly lower addition which would appear subservient in relation to the existing dwellinghouse. Overall, the addition is of a scale that would not require planning permission were it a dwellinghouse. But as flats do not benefit from permitted development rights permission is required. There are no visible dormer extensions in the immediate area but, given the rear location and scale of the addition with its cohesive design and modest size, it would assimilate well with the existing area. In terms of the materials the addition would be cohesive with the existing dwellinghouse.

### Residential Amenity

- 10.05 The proposed dormer extension would be set in from the eaves and from the east elevation by approximately 1 metre. This recess would reduce the bulk and visibility from pedestrian level. Whilst it would meet the boundary with the building to the west, this building does not contain any roof additions or openings which could be impacted by the addition.
- 10.06 The rear facing windows on the dormer would not directly face any neighbouring properties. Whilst it would overlook the neighbouring rear garden to both the neighbouring building and, the flats within this curtilage, this would not create a greater potential to view this area than already exists from the windows on the rear elevation. Therefore, there would be no significant increase in overlooking and, there would be no direct overlooking of any neighbouring openings.

### Trees

10.06 Whilst there are protected trees to the north and, east of the site, this proposal would not alter ground levels so as to impact the rooting system. The trees are set away from this building and, so would not require any works to undertake the development.

**Conclusion**

10.07 The proposed dormer addition is reasonable in scale. It would be subservient in appearance and, rear located. It would not create a significant level of bulk or overlooking to the occupiers of neighbouring properties within the set of flats at this building or, the neighbouring building to the west. It would also not create any significant harm to protected trees nearby.

**11.0 RECOMMENDATION – GRANT** Subject to the following conditions

(1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this decision.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

(2) The development hereby permitted shall be carried out in accordance with the following approved plans:

2020/12/2 - Floor Plans and Section as Proposed  
2020/12/4 REV A - Proposed Elevations

Reason: To clarify which plans have been approved.

(3) The development shall be carried out in accordance with the details of external materials specified in the application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

**INFORMATIVES**

N/A

Case Officer: Lisa Williams

**NB** For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.  
The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.