

REPORT SUMMARY

REFERENCE NO - 22/03350/FULL			
APPLICATION PROPOSAL Demolition of single storey rear extension, erection of replacement single storey rear extension and entrance porch			
ADDRESS 1 Littleworth Cottages, Etherington Hill, Speldhurst, Tunbridge Wells, Kent, TN3 0TP.			
RECOMMENDATION To GRANT planning permission subject to Conditions (please refer to section 11.0 of this report for full recommendation)			
SUMMARY OF REASONS FOR RECOMMENDATION <ul style="list-style-type: none"> • The development would comply with adopted Local Plan policy relating to extensions to rural dwellings; • The development would not be significantly harmful to the residential amenities of neighbouring dwellings; • The development would preserve the openness of the Green Belt; • The development would preserve the character of the AONB; • Other issues raised have been assessed and there are not any which would warrant refusal of the application or which cannot be satisfactorily controlled by condition. 			
INFORMATION ABOUT FINANCIAL BENEFITS OF PROPOSAL The following are considered to be material to the application: Contributions (to be secured through Section 106 legal agreement/unilateral undertaking): N/A Net increase in numbers of jobs: N/A Estimated average annual workplace salary spend in Borough through net increase in numbers of jobs: N/A The following are not considered to be material to the application: Estimated annual council tax benefit for Borough: N/A Estimated annual council tax benefit total: N/A Estimated annual business rates benefits for Borough: N/A			
REASON FOR REFERRAL TO COMMITTEE The applicant is an Elected Member of Tunbridge Wells Borough Council.			
WARD Speldhurst & Bidborough	PARISH/TOWN COUNCIL Speldhurst Parish Council	APPLICANT Mr M. Sankey AGENT Mr Alan Madgwick	
DECISION DUE DATE EOT 10/02/23	PUBLICITY EXPIRY DATE 11/01/23	OFFICER SITE VISIT DATE 26/01/23	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):			
13/01159/HOUSE	Proposal: Single storey side extension with accommodation in extended roof above.	Granted	28/06/13
81/01119/CPD	Section 53 Determination - Single-storey	Planning	21/12/81

	rear extension	Permission Not Required	
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MAIN REPORT

1.0 DESCRIPTION OF SITE

- 1.01 1 Littleworth Cottages is a two-storey, semi-detached dwellinghouse situated within a row of cottages along a sparse rural road outside of any established settlement. The dwelling benefits from off-street parking and is elevated slightly above the public highway behind soft landscaping, with one adjoining neighbour at number 2 Littleworth Cottages to the southern side, and The Old Cottage around 7.5 metres away to the northern side.
- 1.02 The property sits immediately adjacent to the junction of Etherington Hill and Stockland Green Road.

2.0 PROPOSAL

- 2.01 This application seeks planning permission for demolition of the existing single-storey rear extension which would then be replaced by another, larger single-storey rear extension. In addition, the application seeks permission for the erection of a porch and lean-to bin stores to the principal elevation.
- 2.02 The existing rear extension to be removed consists of pale blue weatherboarding, UPVC windows and a sliding door.
- 2.03 The proposed extension would be larger than the existing and would be built of brickwork to match the host building, and a fibre-glass covering on the flat roof.
- 2.04 The proposed porch would be installed in place of an existing canopy-style porch in the same location. The proposed porch would be of timber-framed, with a pitched roof and tile-hung to match the existing materials.
- 2.05 The proposed bin stores would extend from the south-western side of the porch, and would be constructed of the same materials with the roof tiles matching the main dwelling.

3.0 SUMMARY INFORMATION

Existing Rear Extension	
Max. Height	3.16m
Max. Eaves Height	2.62m
Max. Width	6.58m
Max. Depth	1.81m

Proposed Rear Extension	
Max. Height	2.81m
Max. Width	6.58m
Max. Depth	4.00m
Volume Increase	73.96m ³

Existing Canopy Porch	
Max. Height	2.57m

Max. Width	1.35m
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Proposed Porch	
Max. Height	3.57m
Max. Eaves Height	2.59m
Max. Width	2.05m
Max. Depth	1.60m
Volume Increase	10.11m ³

Proposed Bin Stores	
Max. Height	1.51m
Max. Eaves Height	1.26m
Max. Width	2.30m
Max. Depth	0.64m
Volume Increase	2.22m

4.0 PLANNING CONSTRAINTS

- Area of Outstanding Natural Beauty (AONB) (*Statutory protection in order to conserve and enhance the natural beauty of their landscapes - National Parks and Access to the Countryside Act of 1949 & Countryside and Rights of Way Act, 2000*)
- Metropolitan Green Belt
- Outside the Limits to Built Development

5.0 POLICY AND OTHER CONSIDERATIONS

National Planning Policy Framework (NPPF) 2021 **National Planning Practice Guidance (NPPG)**

Tunbridge Wells Borough Local Plan 2006

Policy LBD1: Development Outside the Limits to Built Development

Policy MGB1: Metropolitan Green Belt

Policy EN1: Development Control Criteria;

Policy EN25: Development Control Criteria for all Development Proposals Affecting the Rural Landscape;

Policy H11: Extensions to Dwellings Outside the Limits to Built Development

Tunbridge Wells Borough Core Development Strategy 2010

Core Policy 2: Green Belt

Core Policy 4: Environment

Core Policy 5: Sustainable Design and Construction

Core Policy 14: Development in the Villages and Rural Areas

Supplementary Planning Documents

Alterations and Extensions Supplementary Planning Document 2006

Tunbridge Wells Borough Submission Local Plan 2021

Policy STR8: Conserving and Enhancing the Natural, Built, and Historic Environment

Policy STR9: Green Belt

Policy EN1: Sustainable Design

Policy EN18: Natural Landscape

Policy EN19: The High Weald Area of Outstanding Natural Beauty

Policy H11: Residential Extensions, Alterations, Outbuildings, and Annexes

6.0 LOCAL REPRESENTATIONS

6.01 A site notice was displayed outside of the property on the 21st of December 2022 to expire on the 11th of January 2023.

6.02 No representations have been received.

7.0 CONSULTATIONS

Speldhurst Parish Council:

7.01 (14/12/2022) -Remain neutral, leave to Planning Officer.

8.0 APPLICANT'S SUPPORTING COMMENTS

8.01 "Planning Consent is necessary for this structure as it exceeds the requirements of Permitted Development Rights as set out in Schedule 2 Part 1 Class A1, as the extension will be constructed 4m from the rear wall of the original dwellinghouse, but as the building is semi-detached Permitted Development Rights only allow for 3m. In all other respects the proposal meets the requirements of the Permitted Development Rights.

8.02 The external walls of the extension will be finished with brickwork to match the existing building and the flat roof with a grey coloured fibreglass covering with overhang. All proposed joinery will match the existing building. Apart from the rear extension an entrance porch is proposed to the front elevation as detailed on Drawing 3350/02D. This part of the proposal is Permitted Development as it meets the requirements of Schedule 2 Part 1 Class E1 as it does not exceed 3sq.m in ground area measured externally and the height does not exceed 3m. It is also located 2m from the boundary of the property.

8.03 This Application follows Pre-Application Advice where the summary pointed out that a single storey rear extension would likely be acceptable subject to site visit, public consultation and an assessment of the impact on residential amenity."

9.0 BACKGROUND PAPERS AND PLANS

9.01 Application form;
Existing Plans/Elevation (3350/01 Rev. B);
Proposed Plans/Elevation (3350/02 Rev. E).

10.0 APPRAISAL

Principle of Development

10.01 The subject property is located Outside of the Limits to Built Development, within an Area of Outstanding Natural Beauty (AONB) and the Metropolitan Greenbelt. In such areas, the National Planning Policy Framework (NPPF) seeks to restrict development which could be considered harmful to the area.

Visual Impact

10.02 Policy H11 controls extensions to dwellings in rural areas, stating that they must be 'modest and in scale with the original dwelling', whilst also not visually dominating the house or causing it to be poorly proportioned. Modest in the context of Policy H11 is defined as if it would result in an increase of approximately 50% in the volume of the dwelling or 150 cubic metres (gross), whichever is the greater, subject to a maximum of 250 cubic metres (gross). The proposed enlargements would remain under a volume increase of 250m³ and would not be considered to visually dominate, or be in poor proportion to, the main dwelling. The total volume enlargement of rear

extension, porch and bin stores totals 86.29m³ and can therefore be considered modest.

- 10.03 Policy MGB1 states development “*within the Metropolitan Green Belt, planning permission will not be granted other than for extensions, alterations or replacements of a dwelling, provided it is in accordance with Policies H10 and H11*”. Core Policy 2 has similar requirements. Paragraph 149 (c) of the NPPF allows the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.
- 10.04 The proposed rear extension would be situated entirely to the rear of the dwelling and would not be visible from the public highway. As such, this element is not considered to result in impact on the street scene. Its dimensions and scale are modest and would appear clearly subservient to the main dwelling. The dwelling’s dimensions, character and appearance would not be distorted by the rear extension. The proposed extension is not significantly larger than the existing rear extension.
- 10.05 The existing extension is at odds with the main dwelling in terms of its materials and is a detracting feature. The proposed extension would assimilate better, with materials matching those of the host building. The proposed development improves the appearance of the building by replacing the existing extension.
- 10.06 The proposed porch and bin stores would be situated on the principal elevation and would therefore be visible on the street scene. Both are however relatively modest additions. The porch retains the proportions of the main dwelling; the materials are intended to match the main dwelling, and would merge into the context and would not appear out of character.
- 10.07 The proposed bin stores would screen bins from the public highway which improves the street scene and the visual amenity of the dwelling. Otherwise, they are of a relatively modest scale and would not be an entirely noticeable addition to the building.
- 10.08 As such, the proposal is considered to comply with saved Policy H11. As the proposed extensions are relatively modest in scale and would not result in a disproportionate addition, they are not considered inappropriate development within the Green Belt, in compliance with Paragraph 149 of the NPPF and saved Local Plan policy MGB1.

Impact on the AONB

- 10.09 The proposed rear extension may be considered a visual improvement, and it is not considered that the front porch or bin stores would detract from the character or context of the host building, nor cause harm to the street scene. As a result, the development can be considered to conserve the appearance of the AONB in accordance with Paragraph 176 of the NPPF and saved Local Plan policy EN25.

Residential Amenity

- 10.10 As mentioned, the property has two immediate neighbours, and these are the only properties considered to be potentially affected by this application.
- 10.11 The Old Cottage is separated by around 7.5 metres from the side wall of 1 Littleworth Cottages and is significantly elevated above the ground level of the subject property. As the additions are low-level, being single storey in nature and modest in scale, it is not considered that The Old Cottage would suffer any significant impact upon residential amenity in terms of overlooking, overshadowing, or overbearing.

- 10.12 2 Littleworth Cottages to the south benefits from an existing rear extension which currently extends beyond number 1. The proposed rear extension to number 1 would extend beyond that of number 2, however not to any significant degree. The existence of the rear extension at number 2 is likely to mitigate against any potentially significant overbearing from the rear extension.
- 10.13 All additional windows of the rear extension would face directly to the rear and would not be considered to result in any significant additional overlooking as a result.
- 10.14 The position of number 2 to the south of number 1 means that, as a result of the sun's path, the extension is unlikely to create any additional overshadowing to number 2.
- 10.15 The proposed porch and bin stores are relatively modest in scale and situated centrally to the principal elevation and would not be considered to result in any significant impact on the residential amenity of neighbouring properties.

Conclusion

- 10.16 This application seeks planning permission for the erection of a single-storey rear extension, front porch and bin stores that have been assessed to be of suitable scale and materials. No significant harm to residential or visual amenity has been identified, nor any harm to the AONB or openness of the Green Belt. The application is therefore considered to comply with the relevant local and national policies.

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:

- Proposed Plans/Elevation (3350/02 Rev. E);
- Materials listed in part 10 of the application form.

Reason: To clarify which plans have been approved.

3. The development shall be carried out in strict accordance with the details of external materials specified in the application which shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of visual amenity.

Case Officer: James Taylor

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.