

Delegated Report

Planning Application No: 20231218

Location: Lazzat Gravesend Road Wrotham Sevenoaks

Description: Sevenoaks District Council Consultation - Change of use from restaurant to a dwelling house. Alterations to the existing building including the demolition of the single storey rear extension and both lateral extensions. Erection a new rear extension and a loft extension.

Applicant: Hayley Nixon

Site Visit Date: Desktop Assessment

Proposal

This submission is a consultation from an adjoining authority in regard to *'Change of use from restaurant to a dwelling house. Alterations to the existing building including the demolition of the single storey rear extension and both lateral extensions. Erection a new rear extension and a loft extension.'*

This is a change from the previous proposals to demolish and replace the building with two dwellinghouses.

Development Plan

Sevenoaks DC Core Strategy (CS):

- LO1 Distribution of Development
- LO8 The Countryside and Rural Economy
- SP1 Design of New Development and Conservation
- SP2 Sustainable Development
- SP7 Density of Housing Development
- SP11 Biodiversity

Sevenoaks DC Allocations and Development Management (ADMP):

- EN1 Design Principles
- EN2 Amenity Protection
- EN6 Outdoor Lighting
- SC1 Presumption in Favour of Sustainable Development
- T2 Vehicle Parking
- T3 Provision of Electrical Vehicle Charging Point

Other relevant Sevenoaks DC documents:

- Development in the Green Belt Supplementary Planning Document (SPD)

Paragraph 33 of the NPPF (2021) sets out that policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02, due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 – Achieving Sustainable Development
- Section 12 – Achieving sustainable development and well-designed places

Consultations, Publicity and Representations

None undertaken

Officer's Analysis

The application site is located in the Green Belt and as such, the principle issues in the determination of this application are;

- Is the proposed development appropriate in the Green Belt?
- Effect on the character and appearance of the area - including landscape character
- Other matters
- Very special circumstances

Is the proposed development appropriate in the Green Belt?

Paragraph 150 of the NPPF sets out that the re-use of buildings provided that the buildings are of permanent and substantial construction is not inappropriate in the Green Belt, provided they preserve its openness and do not conflict with the purposes of the land included within it.

On balance, it is considered that the proposed development would **NOT** have a materially greater adverse impact on the openness of the Green Belt, than the existing development. As such, the proposal would be appropriate development in the Green Belt and compliant with 150 of the NPPF (2023).

Character and appearance

It is noted that rather than extending the building single storey projections would be demolished, reducing the footprint of the building and the overall appearance, roof form, height and eave height would reflect the existing building.

The area surrounding the application site is rural in character with clusters of dwellings which front the roadway, located in sizable plots and with significant areas of open land around them. The resultant dwellinghouse would be somewhat larger than neighbouring properties in terms of footprint. Consideration should be given as to whether the larger footprint would be acceptable on balance.

The proposed bulk and design would be similar to the existing building and so would reflect the existing character and have a discreet, low form appearance, with traditional use of materials. The soft landscaping shown on the proposed site plans would soften the impact of the change and if approved, should be secured by condition.

Other matters

Amenity of Future Occupiers

The proposed development would have a floor area that is in line with the minimum requirement set out in

Nationally Described Space Standards for a 5 bedroom dwelling and sufficient garden space would be available. As such, the proposal would provide acceptable living conditions for future occupiers.

Neighbouring Amenity

The proposed dwellinghouses contain no upper floor side openings and so no concerns are raised with regard to direct overlooking. The positions would appear not to result in significant overshadowing of neighbours. Appropriate boundary treatments should be secure by condition.

Parking and Highways

KCC Highway comments should be considered and adequate parking provision and sight lines should be secured.

Climate Change and biodiversity

As new dwellings, the proposed development would increase the flow of foul water to the sewer system. Notwithstanding the removal of existing built form from the site; the size of the replacement building and the extent of the proposed hard surfacing, would also be likely to lead to an increase in the flow of surface water to the sewer system. In order to reduce water flows, it would be preferable for the proposal to incorporate a sustainable drainage system. This should be required by planning condition.

Paragraph 179 of the NPPF requires, amongst other things, that planning decisions minimise impacts on, and provide net gains, for biodiversity. Therefore, in order to protect/enhance biodiversity, any planning permission granted should be conditioned to require the submission and approval of an ecological enhancement strategy and details of soft landscaping.

Housing need

The proposed development would result in a modest increase in housing supply.

Tilted Balance

As Sevenoaks DC cannot demonstrate a 5 year housing supply at this time, the tilted balance of NPPF paragraph 11d) is engaged. However, in this instance, as the development is situated within the Green Belt, the policies of the NPPF for the protection of the Green Belt provide a clear reason for the refusal of planning permission in terms of NPPF paragraph 11d)i).

Recommendation

- The planning authority will need to assess whether the development would be appropriate in the Greenbelt in accordance with paragraphs 149 and 150 of the NPPF (2023).
- Conditions should be applied covering:
 - Boundary Treatments
 - Ecological Enhancement
 - Parking Provision
 - Hard Landscaping
 - Soft Landscaping

(For detailed conditions / reasons for refusal and informatives, see draft Decision)

Case Officer:	Ms Lisa Williams	Team Leader:	Richard Hart
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Signed:		Signed:	
Dated:	13th December 2023	Dated:	13 th December 2023