

Addendum Report for Item 4.2

(21/04323/FULL1) - Five Oaks Stables, Layhams Road, Keston BR2 6AR

1. Summary

- 1.1 Following the publication of the Plans Sub-Committee Agenda and reports, the applicant's agent submitted a set of revised drawings. This addendum report summarises the proposed changes, which mainly relate to the height of the new dwelling. It is noted that the footprint of the proposed dwelling would remain unchanged.
- 1.2 Members are advised that the revised plans as shown in para 2.2 below should replace the plans in "Fig. 3 – New dwelling – elevation plan" for Agenda item 4.2.
- 1.3 Having considered these proposed revisions, the recommendation for this application remains unchanged and the scheme is still recommended for refusal.

2. Assessment of proposed amendments

- 2.1 In the applicant's email dated 21st of November, it states:

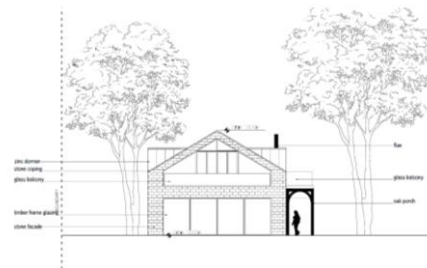
"Thank you for your confirmation that the application is being taken to the next planning committee. I note that one issue in respect of the proposed replacement house is the height. Please see attached the latest drawings for the replacement house which supersede the previous ones. The ridge height has been lowered to 130.50 in order to keep it as low as possible. The ridge height of the indoor riding arena is 131.50.

A new drawing 'Existing & Proposed Level Information' has been prepared and attached to demonstrate the height difference between the two buildings (which would be 1m)."

- 2.2 The revised drawings are shown as follows:



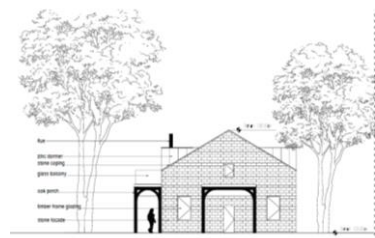
South-east elevation (front of the dwelling)



South-west elevation (facing Layhams Road)



North-west elevation (rear of the dwelling)



North-east elevation (facing rear of the site)

- 2.3 This set of revised plans show that the total height of the dwelling has been reduced by 1m.
- 2.4 In addition, the applicants have submitted new existing/ proposed ground level plans for the application site.

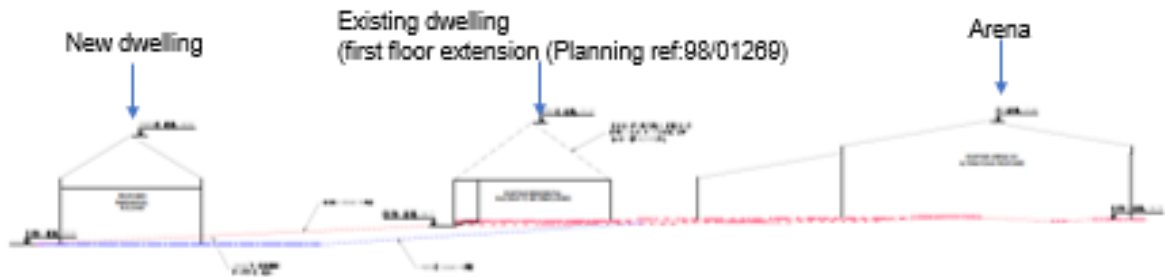


Diagram 1 - Proposed and Existing buildings

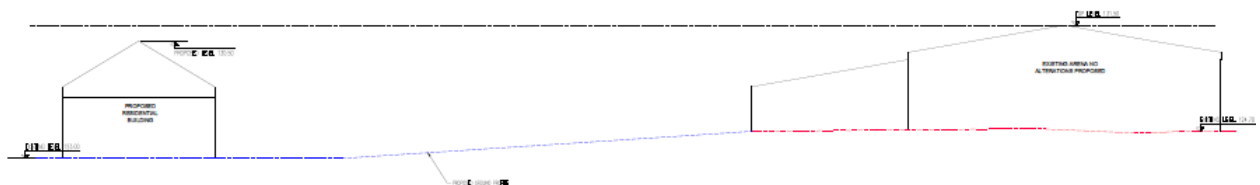


Diagram 2 - Existing residential building removed

- 2.5 Officers have reviewed these diagrams. As shown on diagram 1, part of the existing ground level (as shown on the red line) would be excavated and the existing ground level would be lowered (the blue line). The applicants have also now highlighted that a planning permission (planning ref: 98/01269/FUL) was granted for a first floor extension to the existing building to provide a hay loft, which is shown by the dotted line on the existing dwelling.
- 2.6 This planning permission was granted on condition that the new loft space was solely for the use of hay storage but was not implemented. This is therefore given limited weight.
- 2.7 These diagrams only illustrate the changes with regards to the height of the buildings of the arena, the existing dwelling and the proposed dwelling. It is noted that the cross-sectional view of the south-east elevation from the front of the house towards the arena at the rear are not shown on these revised drawings. If these were included, the arena building would be shown to be smaller, and the proposed dwelling would be wider. The relative difference between the scales and mass of the buildings is discussed in the Officer's report.
- 2.8 Overall, whilst the lowering of the height of the dwelling is noted as detailed in the revised plans, the cumulative impact from the proposals, including the siting and overall scale of the proposed dwelling, would still result in a greater impact on openness than the existing development. The proposals would continue to constitute

inappropriate development and no very special circumstances have been demonstrated to allow permission to be granted.

3. Recommendation

- 3.1 After assessing these revised plans, it is considered that the proposed changes are not significant enough to change the officer's recommendation, which remains to refuse planning permission for the reasons set out in the main agenda and report.