



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
28 November 2013 at 7.00 pm

Late Observations

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LATE OBSERVATION SHEET

4.1 SE/13/02054/FUL Joh San, Ash Road, Hartley DA3 8EY

Officer comment

The parking area to the front of Joh San shows two standard parking spaces. It is not intended that these spaces are to be enclosed by any structure/building.

For point of clarification, because the proposed side access tracks adjacent to the southern boundary of the site, the current single storey element to Joh San will be demolished as a result. This elevation will be 'made good' and no windows would be located on this elevation, as confirmed by the applicant's agent. It is recommended that an additional condition should be imposed relating to further details to be submitted as part of 'making good this elevation. The condition to be imposed should read:

"11) No development shall take place until further details showing a scheme of restoration to the southern elevation of Joh San after demolition has taken place as shown on plan no. 4792/PL002/Rev. B. Such a scheme shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full and thereafter maintained.

Reason: To ensure that the appearance of the development is in harmony with the existing character of the dwelling as supported by Policy EN1 of the Sevenoaks District Local Plan."

It is not considered that the demolition of this single storey extension would have a detrimental impact upon the character and appearance of the street scene/Joh San. It is not considered that the amenities of adjoining neighbouring properties would be detrimentally affected as a result of the 'making good alterations to Joh San.

With regard to paragraph 43 of the report, as a matter of clarification the principle for using the rear of the property for access to the dwelling was approved at 2011 planning appeal. The access has changed from the northern side of the site to the southern despite as noted in the report. However, the use of this access together with the deletion of the detached double garage as previously approved would ensure that the impact of vehicle movements to the new dwelling would not have a detrimental impact upon adjoining properties. Furthermore, it is noted that there is an adjacent parking area to the north east elevation of Galdana and a window/door that serves its kitchen. To the north of the proposed access, adjacent the northern boundary of the site is an existing parking and garage area serving No. 47 Chantry Ave.

The impact of the proposed access to the new dwelling is no different to No.47 Chantry Avenue under the previous scheme. The side access tracks adjacent Galdana is materially different to what was previously approved but not harmful. It is not considered that this issue alone is significant to justify a reason for refusal on harm to the occupants of this property on residential amenity grounds.

Supplementary Information

Recommendation

That permission be granted, as per the main papers and the inclusion of the addition of Condition 11 as detailed above.

4.2 SE/13/02452/LBCALT – Rashleigh, High Street, Brasted, Westerham TN16 1JA

In relation to this application further information had been presented by the applicant explaining why they have made this submission.

Summary of the applicant statement is as follows:

- The applicant believes that the windows are not historic nor original, there is only one original window left in the building;
- Draught proofing and repairing the existing windows would not significantly be beneficial in terms of reducing the exposure to road noise and draughts;
- The installation of timber shutters and secondary glazing is a solution, but this would pose other challenges i.e. wall mounting the shutters, the windows recesses are not deep enough and shutters cannot be fitted throughout the property and could not be fully opened due to low ceiling beams;
- The applicants are endeavouring to improve the historic fabric of the building and majority of the historic joinery features have already been lost;
- The existing window frames are retained and only replacing the sashes to replicate the original with slim sealed glazed units;
- Sealed double glazed units offer better protection/security;
- Other double glazed units can be found within the High Street; therefore it is important to have consistency in decision making.

Officer comment

In respect of the comments made by the applicant, these were considered as part in forming the recommendation as set out in the main papers. To clarify, even if the Council were to agree that no, or little, historic fabric is to be lost, there is still the issue of replacing single glazed sliding sash windows with double glazed sliding sash windows which even if they are similar, they would not be an authentic representation of the originals. This is reinforced by paragraph 26 of the main papers.

In regards to the secondary glazing, there are systems that, for instance, are magnetic and therefore can be accommodated where the reveals are not very deep. The uses of shutters as an alternative are also efficient for noise reduction and reducing heat loss. New single glazed windows could also accommodate seals within them that would reduce the noise. Therefore other alternatives are available to the applicant without compromising the historic character and appearance of the building.

The applicant refers to other double glazed units that can be found in the locality, to which there is at The Old Forge (this is not a listed building) and No.7 The Green, which no permissions have been found for the installation of double glazed units (to which No. 7 has UPVC frames at first floor). However, it is noted that Kentish House located adjacent the site has timber framed double and single glazed units permitted under SE/10/00670/DETAIL. In this instance only a single number of windows were fitted with double glazed units rather than the wholesale now proposed. The double glazed windows installed to the adjacent

property are mainly to the rear and to the re-built shop front and are not the 'original' windows of the property. Another example of double glazed units has been found at Fig Tree Cottage. In 2001, listed building consent was given for replacement windows as part of the overhaul of the front façade of the building. As part of the decision, joinery details of the fenestration was expected to be discharged as part of a condition, but still this matter is outstanding.

Notwithstanding the above, each application should be judged on its own merit and it's the impact of the proposed alterations upon the historic asset that is being assessed and not what has occurred upon other buildings.

As previously mentioned in the main papers the proposal would not accord with the aims of national guidance or local policies which seek to safeguard listed buildings (heritage assets).

Recommendation

That permission be refused, as per the main papers.

4.3 SE/13/02523/FUL – Paddock South West of 7 Hotel & Diner, London Road, Badgers Mount, Halstead

Amend recommendation

Revise conditions 2 and 3:-

2) Within 3 months of the date of this decision the visibility splays shown on the approved plan (drawing number 133JR-PP-03) shall be implemented in accordance with the approved plans. Thereafter the visibility splays shall be maintained free from obstruction at all times.

Reason: In the interests of traffic safety.

3) Within 3 months of the date of this decision, notwithstanding the details of the hardsurface area shown on plan 1333JR-PP-03, further details including a plan and method statement (showing the hard surfaced access arrangements between the limit of the vehicle crossover and the access gate site) should be submitted and approved in writing. The hardsurface shall be carried out in accordance with the approved details.

Reason: In the interests of traffic safety.

4.4 SE/13/001950/HOUSE – Homefield Coach House, Blueberry Lane, Knockholt, Sevenoaks TN14 7LL

Further Information

A letter has been received from the planning agent confirming that in the event permission were to be forthcoming, the applicant is amenable to a condition that clearly states Class A permitted development rights have been removed from the property (Class A relates to the enlargement, improvement or other alteration of a dwelling).

They believe that the addition of this condition will be sufficient to address the parish council objections and provide reassurance about the future of the property.

Supplementary Information

Chief Planning Officer's Comments;

The original recommendation remains unchanged.

For reference, the existing property has a condition which removes permitted development rights for outbuildings but not for extensions and alterations to the dwelling.