



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
04 September 2014 at 7.00 pm

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

4 September 2014

LATE OBSERVATION SHEET

4.1 SE/14/00642/FUL 3 Holly Bush Lane, Sevenoaks TN13 3UJ

For information the first set of Town Council comments received 17.04.14 were as follows –

'The Town Council recommended approval subject to conditions being imposed to protect the amenities of neighbouring properties, in particular relating to landscaping and the use of obscure glazing as appropriate.'

In terms of potential impacts on biodiversity, the site lies within the built urban confines of Sevenoaks and the site comprises a well maintained rear garden area. It is therefore the case that impacts on biodiversity would be low in this instance.

Following the site visit this morning officers considered that it was important to clarify a few issues:

Comparing floor areas of the various buildings involved in the proposal, the existing house has a total floor area of 248.46m², the existing outbuilding has a floor area of 66.49m² and the proposed house would have a total floor area of 352.65m².

Views out of and towards a listed building do not form part of an assessment of the potential impacts on a listed building. Instead, an assessment should focus on potential harm to the fabric, character and setting of a listed building. In this instance there is the possibility that the proposed house would harm the setting of the listed building and an assessment of this has been carried out in the officer's report. No individual has a right to a view, however, Members will note that an assessment of residential amenity has also been carried out in the officer's report, which includes outlook.

Officers can think of two examples where a zinc roof has been effectively used in or adjacent to a conservation area within Sevenoaks namely The Garden House adjacent to the High Street and the roof of the service yard of the Marks and Spencer building adjacent to London Road.

Paragraph 60 of the National Planning Policy Framework states that planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

In addition to the above, further letters of representation have been received since the officers report was completed, one in support of the application and three raising objections on the following grounds:

- Back land development;
- Impact on the conservation area;
- Impact on the adjacent listed buildings;
- Overbearing and unneighbourly development;

Agenda Item

- Impact on Oak tree;
- Loss of the Spruce tree;
- Amended design of the house;
- Recent case law including Forge Field in Penshurst, Lyndhurst Cottage and 1 Holly Bush Lane;
- Overlooking and loss of privacy;
- Garden grabbing;
- Noise, air and light pollution;
- Impact on residential and visual amenities;
- Disagreement with the views and conclusions drawn within the content of the officer's report.

The officer's are of the view that the case officer's report already covers these matters. In terms of the implications of the decision reached by the Courts on the Forge Field application, the case officer has taken account of the potential harm that the proposed scheme represents and so has fulfilled the requirements of the relevant policies. Any reader of the officer's report is entitled to their own view on the proposal and the content of the report. However, officers are satisfied that the issues have been well considered and a balanced decision has been reached.

Condition 8 should read as follows –

'The ground floor windows in the southern and western elevations of the approved house, and the windows approved to be inserted into the side elevations of the first floor element of the existing outbuilding, shall be obscure glazed and non openable at all times, unless above 1.7m above the internal floor level.'

Aside from the amendment to the wording of condition 8, the overall conclusions and recommendation for approval held within the main papers remain unchanged.

4.2 SE/14/01527/FUL Tubs Hill House, London Road, Sevenoaks TN13 1BL

This item has been WITHDRAWN from the agenda. It is hoped that the item will be presented to a future Development Control Committee meeting.

4.3 SE/14/01618/ADV Marks and Spencer, 66 London Road, Sevenoaks TN13 1AT

Following amendments to the scheme (to reduce the number of illuminated adverts from 4 to 2 – as specified in the main report).

Sevenoaks Town Council have submitted the following comments –

Sevenoaks Town Council recommended refusal on the following grounds:

- 1 Detrimental impact on the Street Scene
- 2 Internally illuminated signage is contrary to guidance set out in the Bligh's signage guide.

These comments are identical to the Town Council's original comments and are addressed in the main report.

Recommendation - My recommendation to grant consent remains unchanged.