

07 April 2016 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks



# Development Control Committee

## Supplementary Agenda

	Pages
Late Observations	(Pages 1 - 4)

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**DEVELOPMENT CONTROL COMMITTEE**

**Thursday 7 April 2016**

**LATE OBSERVATION SHEET**

**4.1 - SE/15/03889/FUL Land adj 12 Knole Way, Sevenoaks TN13 3RS**

**Section 106 Agreement**

Confirmation has been received that a satisfactory Section 106 Agreement to address the need for affordable housing has now been received. For that reason Recommendation B falls away.

**4.2 - SE/16/00066/HOUSE Kent House, The Green, Otford TN14 5PE**

**Planning History**

The most recent planning decision with regard to the site is referred to at para. 17 of the Officer’s report 15/03407 was refused in Jan 2016 for the following reason:

*‘The proposal, due to the design, scale, and proximity to the side boundary adjacent to a Listed Building, would cause material harm to the setting of the adjacent Listed Building and the Otford Conservation Area, with regards to EN1 and EN4 of the Allocations and Development Management Plan and the NPPF’.*

The current application is a revision of the refused proposal and addresses the case officer’s previous concerns. For clarity the reason for refusal of the previous scheme and the differences between the refused scheme and the newly submitted scheme are detailed below.

	15/03407	16/00066
Relationship with front of property	Within 0.2m of front elevation	6m from front elevation
Gate design	Solid lower portion with trellis style top portion	Open style, similar to those in the area - Corner House, 23 High Street and Colets House

**Permitted Development**

Permitted Development Rights remain intact with the exception of the creation of new windows which were removed under planning permission SE/04/00223/FUL. Therefore the applicants have a permitted development fall back position for the swimming pool and the gate as explained below.

***Swimming Pool***

The proposed swimming pool would be permitted development when assessed against Class E of Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

## Agenda Item

*Fences, Gates etc.*

The applicants also have a permitted development fall back position in relation to the proposed gate as they could erect a 1 metre high gate in the same location as the propose gate using permitted development rights under class A of Part 2, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

### Otford Village Design Statement (VDS)

The Otford Village Design Statement (VDS) has been mentioned in the Officers report however the proposal has not been appraised against the guidance in the VDS. The VDS is a supplementary planning document and as such forms a material consideration of the planning application. The Otford VDS refers to the Otford Conservation Area; the guidance contained within the Otford VDS in relation to the Conservation Area is compatible with that contained within the Otford Conservation Area Appraisal and Management Plan. Consequently the conclusions in the officer's report are in accordance with the guidance provided in the Otford VDS.

### **4.4 - SE/15/03980/HOUSE Broomwood, Woodland Rise, Sevenoaks TN15 OHY**

Proposed condition 4 is to be re-worded to read:

‘Notwithstanding the annotations on the plans, the materials to be used are to be approved in accordance with condition 2; the development hereby permitted shall be carried out in accordance with the following approved plans: 1504.121 and 1504.122REVA’.

Proposed second informative:

‘In order to satisfy condition 2 the roof material proposed should not be slate, nor should it have the appearance of slate; a material common to the area that is appropriate to the Wildernesse Conservation Area should be proposed’.

### Planning History

Regardless of the history of the site it is important to remember that each application must be considered on its individual merits. The following comments have been provided for clarification only.

The current application is a revision of the refused scheme referred to in para. 16 of the officer's report (15/02160/HOUSE). The reasons for refusal were:

*‘The proposed development would result in substantial harm to a designated heritage asset in the form of the Wildernesse Conservation Area, through the complete redesign result in an adverse impact upon a building identified as making a positive contribution to the Conservation Area, to the extent that its important characteristics would be lost. As such the proposal is contrary to the National Planning Policy Framework, the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy EN4 of the Sevenoaks Allocations and Development Management Plan and the Wildernesse Conservation Area Appraisal and Management Plan’.*

	15/02160	15/03980
Rear extension		7.5m deeper
Roof lantern		Over pool area
Exterior Finish	Render	Brickwork
Roof finish	Slate	Materials to be approved

Conservation Officer comments

The Council’s Conservation Officers do not normally make comment with regard to planning applications in conservation areas (their comments being reserved for applications regarding listed buildings)

The building is noted as a building contributing to the character of the Conservation Area in the Wildernesse Conservation Area Appraisal. The Conservation Officer was asked to provide an informal opinion with regard to the earlier proposal. On the basis of a desk top study the Conservation Officer agreed with the Officer’s recommendation to refuse the scheme for the reasons already given.

Following this refusal the applicants sought pre-application advice on a revised scheme. The Conservation Officer was consulted on the pre-application enquiry and agreed with the Planning Officer that the revised scheme addressed the previous concerns. The applicants were advised that the revised scheme would receive officer support.

The proposal under consideration is almost identical to the scheme considered at pre-application stage.

As the Conservation Officer was consulted on the scheme at pre-application stage it has not been deemed necessary to formally re-consult her on the current scheme.

Seal Parish Village Design Statement

The site falls within Seal Parish which has its own village design statement (VDS), the Seal VDS which is a supplementary planning document and therefore constitutes a material consideration in relation to the application. This VDS has not been mentioned in the Officer’s report; although the site does fall within the VDS, the document does not provide any specific guidance for the area, focusing more upon the village of Seal itself.

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