



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
06 September 2018 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 6 September 2018

LATE OBSERVATION SHEET

4.1 17/03508/FUL 3 Webbs Court, Buckhurst Lane, Sevenoaks TN13 1JN

No late observations.

4.2 PLANNING APPLICATION WITHDRAWN

4.3 18/00716/HOUSE 10 Bullfinch Lane, Riverhead TN13 2DY

Further information

The agent has provided an updated block plan showing the revised roof plan and application site

Proposed condition

Following the revised plan recommended condition 2 should be amended on any grant of planning permission to read -

“the development hereby permitted shall be carried out in accordance with the following approved plans: 2884-16-PL301 Revision 2; 2884-16-PL302

Amended paragraphs within the officer’s report

Para 14 on page 36 should read as follows -

“The external, width, depth, and height of the proposed extensions have not changed; neither has the ridge height of the roof been altered. These elements of the proposal were assessed under application 17/02305/HOUSE and approved accordingly. As planning policy has not significantly changed since this application was approved, these elements are therefore considered acceptable in this case.”

Para 19 on page 37 should read as follows -

“As the property is situated on an irregular plot the enlarged eaves do not retain a gap between the building and the boundary. There is no planning policy or guidance, including the Residential Extensions SPD, which requires single storey extensions to retain a 1m gap between the property boundaries. In this instance number 8 Bullfinch Lane is situated 2.2m from the side elevation of number 10 Bullfinch Lane with boundary treatments and trees on site which provide screening limiting the impact of the works.

Para 32 on page 38 should read as follows -

Late Observations

Numbers 10 and 8 Bullfinch Lane are situated on a regular building line with a 2.2m distance between the side elevations. The extensions, and alterations, are not situated directly within the immediate outlook of the main windows of number 8. Considering the distance between the properties, the fact that the material considerations of loss of light and overshadowing have not changed, and that the boundary treatments provide some screening to the extensions, the impact on outlook is not considered to be detrimental to neighbouring amenity.

Conclusion

Aside from the amended paragraphs above and subsequent amendment to condition 2 the overall conclusions and recommendation for permission within the main papers remains unchanged.

4.4 18/00517/HOUSE Orchard House, 48 Well Road, Otford TN14 5PT

Condition 1:

The recommendation to grant permission for the application is subject to a number of conditions including condition 1, which states:

‘The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990’.

As the planning application is retrospective, it is not necessary to impose this condition.

Area of Archaeological Potential (AAP):

Paragraph 27 of the Officer’s Report identifies that the Area of Archaeological Potential is located to the south of the site. The AAP is actually located to the north and east of the site, to the rear boundary of the dwelling.

Description of site:

In paragraph 1 of the Officer’s Report the location of the Otford Conservation Area is described as being to the southwest. The Conservation area is located to the west and north of the site.