



Sevenoaks
DISTRICT COUNCIL

Despatched: 24.07.12

DEVELOPMENT CONTROL COMMITTEE

01 August 2012 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

AGENDA

Membership:

Chairman: Cllr. Mrs. Dawson

Vice-Chairman

Cllr. Williamson

Cllrs. Mrs. Ayres, Brookbank, Brown, Clark, Cooke, Davison, Dickins, Gaywood, Ms. Lowe, McGarvey, Orridge, Mrs. Parkin, Piper, Scholey, Miss. Thornton, Underwood and Walshe

Apologies for absence

Minutes

Please note that the minutes of the meeting held on 26 July 2012 will not be prepared in time for the meeting. The minutes from the meeting on 26 July 2012 will be considered at the next meeting of the Development Control Committee on 23 August 2012.

1. **Declarations of Interest or Predetermination**
2. **Declarations of Lobbying**
3. **Planning Applications - Group Manager - Planning's Report**
 - 3.1. **SE/12/01435/FUL - 8 Johnsons Avenue, Badgers Mount, Kent TN14 7AX** (Pages 1 - 8)

The erection of part single and part two storey front extensions, single storey rear extension and conversion into two self contained dwellings
 - 3.2. **SE/12/01062/FUL - The Dyehurst Stud, Greenlands Farm, Uckfield Lane Hever Kent TN8 7LN** (Pages 9 - 18)

Conversion of part of existing barn to separate 2 no. bed holiday let
 - 3.3. **SE/12/01799/ARGNOT - Grange Farmhouse, Pootings Lane, Crockham Hill TN8 6SA** (To follow)

Demolish grain silos, and replace with 2 bay extension to existing portal frame building

EXEMPT ITEMS

(At the time of preparing this agenda there were no exempt items. During any such items which may arise the meeting is likely NOT to be open to the public.)

To assist in the speedy and efficient despatch of business, Members wishing to obtain factual information on items included on the Agenda are asked to enquire of the appropriate Director or Contact Officer named on a report prior to the day of the meeting.

Should you require a copy of this agenda or any of the reports listed on it in another format please do not hesitate to contact the Democratic Services Team as set out below.

If you wish to speak in support or against a planning application on this agenda, please call the Council's Contact Centre on 01732 227000

For any other queries concerning this agenda or the meeting please contact:
The Democratic Services Team (01732 227241)

Any Member who wishes to request the Chairman to agree a pre-meeting site inspection is asked to email democratic.services@sevenoaks.gov.uk or speak to a member of the Democratic Services Team on 01732 227350 by 5pm on Friday, 27 July 2012. The Council's Constitution provides that a site inspection may be determined to be necessary if:

- i. Particular site factors are significant in terms of weight attached to them relative to other factors and it would be difficult to assess those factors without a Site Inspection.
- ii. The characteristics of the site need to be viewed on the ground in order to assess the broader impact of the proposal.
- iii. Objectors to and/or supporters of a proposal raise matters in respect of site characteristics, the importance of which can only reasonably be established by means of a Site Inspection.
- iv. The scale of the proposal is such that a Site Inspection is essential to enable Members to be fully familiar with all site-related matters of fact.
- v. There are very significant policy or precedent issues and where site-specific factors need to be carefully assessed.

When requesting a site inspection, the person making such a request must state under which of the above five criteria the inspection is requested and must also provide supporting justification.

3.1 – SE/12/01435/FUL Date expired 26 July 2012

PROPOSAL: The erection of part single and part two storey front extensions, single storey rear extension and conversion into two self contained dwellings.

LOCATION: 8 Johnsons Avenue, Badgers Mount, Kent TN14 7AX

WARD(S): Halstead, Knockholt & Badgers Mount

ITEM FOR DECISION

This item has been referred to Development Control Committee by Councillor Grint to discuss issues of over development, neighbour impact and highways safety issues.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:-

1) 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.

2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

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

3) Before the first occupation of the development hereby permitted, the garaging and car parking spaces shown on the approved drawings, including works to provide a widened pavement crossover, shall be provided and shall be kept available for the parking of cars at all times.

In the interests of highways safety.

4) Prior to the first occupation of the development hereby approved, details shall be submitted in writing to and approved in writing by the Local Planning Authority of the proposed landscaping scheme, to include details of hard landscaping, means of boundary enclosure, any trees to be removed, and new planting. Details shall be provided of species, planting size, planting densities and a planting schedule. The hard landscaping and boundary enclosure shall be implemented in accordance with the approved details prior to first occupation and the soft landscaping in the first available planting season following substantial completion of the works.

To ensure a satisfactory appearance upon completion.

5) The development hereby permitted shall be carried out in accordance with the following approved plans: Existing block plan, ground floor plan, 1st floor plan, West East and South elevations, Sections AA, BB and roof plan, Proposed block Plan (revised , ground and first floor plans, west, east, south elevations, roof plan and sections AA and

Agenda Item 3.1

BB.

For the avoidance of doubt and in the interests of proper planning.

In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:

The South East Plan 2009 - Policies H1-H5, CC3, T1 T4

Sevenoaks District Local Plan - Policies EN1 VP1

Sevenoaks District Core Strategy 2011 - Policies SP1 SP2 SP3 L07

The following is a summary of the main reasons for the decision:

The scale, location and design of the development would respect the context of the site and preserve the visual amenities of the locality.

The development would not have an unacceptable impact on the residential amenities of nearby dwellings.

The traffic movements generated by the development can be accommodated without detriment to highway safety.

Description of Proposal

1 The application seeks permission for:

- A two storey front/side extension to the existing two storey side extension: bringing the front wall forward by 1.4m. This would ensure that the side extension would have the same front/rear building line and same ridge line as the original house.
- A single storey extension with mono pitch roof across the front of the house to provide a lobby for the existing house and part of the living room for the proposed house.
- A single storey extension across the rear of the proposed house with mono pitch roof projecting by 3.5m from the rear wall of the house. This would be set back from the shared boundary with number 7 by 1.6m. The design is the same as other such extensions on the neighbouring houses.
- Provision in the rear garden of two additional parking spaces, lying next to the existing off street parking.
- Division of the house into two self contained dwellings – the original house being retained as a two bedroom unit and the extension accommodating a one bedroom house. The garden would be sub divided so that the original house retains a front and rear garden with a single proposed parking space whilst the extension would provide a front/side/rear garden and the garage and off street parking at the rear of the site.

- 2 Materials would match the existing house.

Description of Site

- 3 The site comprises a corner plot with a 2 storey, 3 bedroom end of terrace house, set within a reasonable sized garden in single family use. The garden wraps around the front side and rear of the house with off street parking available at the rear of the site – accessed via Badgers Road to the side of the property.
- 4 The site is bounded by a hedge with trees adjacent to the boundary on the side garden.
- 5 At present other houses within this terrace have off street parking within their front gardens.

Constraints

- 6 Within built confines of Badgers Mount, AONB

Policies

SE Plan

- 7 Policies - H1-H6 T1 T4 CC3

Core Strategy

- 8 Policies - SP1 SP2 SP3 L07

SDLP

- 9 Policies - EN1 VP1

Relevant Planning History

- 10 SE/77/00315 2 storey side extension granted

Consultations

KCC Highways

- 11 No highway objection subject to the vehicle crossover being widened to serve the additional off-street parking space for no.8A to the requirements of KCC Highways.

Thames Water

- 12 No objection

Parish / Town Council

- 13 Shoreham Parish Council recommends refusal as the proposal is overdevelopment of the site. Splitting the access will lose a parking space in front, adding to the existing parking problems. (There appears to be a material discrepancy between 5 parking spaces mentioned, but only 3 shown.)

Agenda Item 3.1

- 14 There will be loss of amenity to the occupants of number 7 due to loss of light and possible overlooking. There may also be a Building Regulations problem on the first floor with a door opening onto stairs.

Representations

- 15 4 letters of objection/ comment including one from the Badgers Mount Residents Association raising the following issues:
- Over development of the site
 - Loss of light to the rear window of number 7
 - Increased parking would result in highways safety issues.
 - New opening onto Badgers Road would create additional highways hazards
 - Loss of a mature tree which would be harmful to the streetscene.
 - The proposed gardens are too small

Group Manager - Planning Appraisal

Principal Issues

- 16 The main issue are design/impact upon streetscene, parking, neighbours amenities and affordable housing.

Design/Impact upon Streetscene

- 17 The design of the two storey side/front extension would be acceptable: simply extending the terrace of which this house forms a part. The Residential Extensions SPD advises that two storey side extensions of such a design can unbalance a pair of semi-detached dwellings or appear overly dominant. This guidance suggests that one way around this would be to set back the extension from front/rear building lines with a lower ridge height. In this case since the house forms part of a terrace this is not considered a problem: it would not unbalance the existing terrace in any way.
- 18 Concerns have been raised about the elevated position of this house and its proximity to the flank boundary. In this case a two storey side extension has already been built – this scheme will not project any further into the gap at the side of the house – but simply bring the existing extension forward. It is not considered that the proposed works would result in either an intrusive or poorly designed development.
- 19 The single storey front extension would simply match those already at the front of the adjacent houses, whilst the rear extension would match the design of such extensions on the neighbouring houses.
- 20 No objections to the design providing materials match the existing house.

Parking:

Agenda Item 3.1

- 21 The existing house has a garage and 2 off street parking spaces adjacent to the rear boundary. These spaces would be allocated to the existing two bedroom house whilst two new spaces are proposed to be created adjacent to the existing spaces, for allocation to the proposed new house.
- 22 Concerns have been expressed about the creation of extra parking demand by this site and the proximity of the house to the junction of Badgers Road and Johnsons Avenue.
- 23 The previous application sought to provide off street parking in the front garden which undoubtedly does lie in close proximity to the junction of the above two roads. However the revised scheme makes sufficient provision for 5 cars to be parked off street some 23m north of this road junction, lying on a straight piece of road. It is not considered that the location of these spaces would be prejudicial to highways safety.

Neighbours Amenities:

- 24 The only neighbour to be affected by this scheme at close proximity is the neighbour at no 7 Johnsons Ave. That property has a single storey rear extension, but it extends only partly across the rear of that house. The kitchen/diner window lies between that extension and the boundary with this site. The proposed extension would project the same distance rearward as the extension at no 7, (3.5m) and in its revised location, further from the boundary with number 7 Johnsons Avenue would comply with the guidance contained within the Residential Extensions SPD and would not significantly adversely affect the amenities of the neighbour.

Affordable Housing:

- 25 The Councils affordable housing strategy requires an off-site financial contribution of £8,924 for a scheme such as now proposed and a S106 agreement is under discussion to make that contribution. Subject to the completion of that agreement this element of Council policy will be complied with.

Other Issues

- 26 Internal layout: The internal layout will be subject to compliance with the relevant Building Regulations at which point any concerns about the proximity of doors to stairs will be resolved.
- 27 Highways Safety Issues: Concern has been expressed about cars being parked close to the junction with Johnsons Ave and Badgers Rd even though off street parking is available. Whilst the Council can ensure that relevant parking standards are met we are unable to force people to park in those spaces.

Access Issues

- 28 Will be resolved with the submission of a Building Regulations application.

Conclusion

- 29 This application proposes a two storey side/front extension and single storey front and rear extensions. The resultant property would be converted into two self

Agenda Item 3.1

contained houses. It is considered that the design of the extensions would be acceptable within the street scene – fitting sympathetically with the existing house and terrace of which they would form a part.

- 30 The conversion would result in an acceptable sized garden and sufficient off street parking being allocated to each house.
- 31 The creation of a new dwelling would generate the need for a financial contribution to contribute towards the Councils Affordable Housing strategy and a legal agreement is under negotiation to provide that payment.
- 32 Consequently the scheme is considered acceptable.

Background Papers

Site and Block Plan

Contact Officer(s): Lesley Westphal Extension: 7235

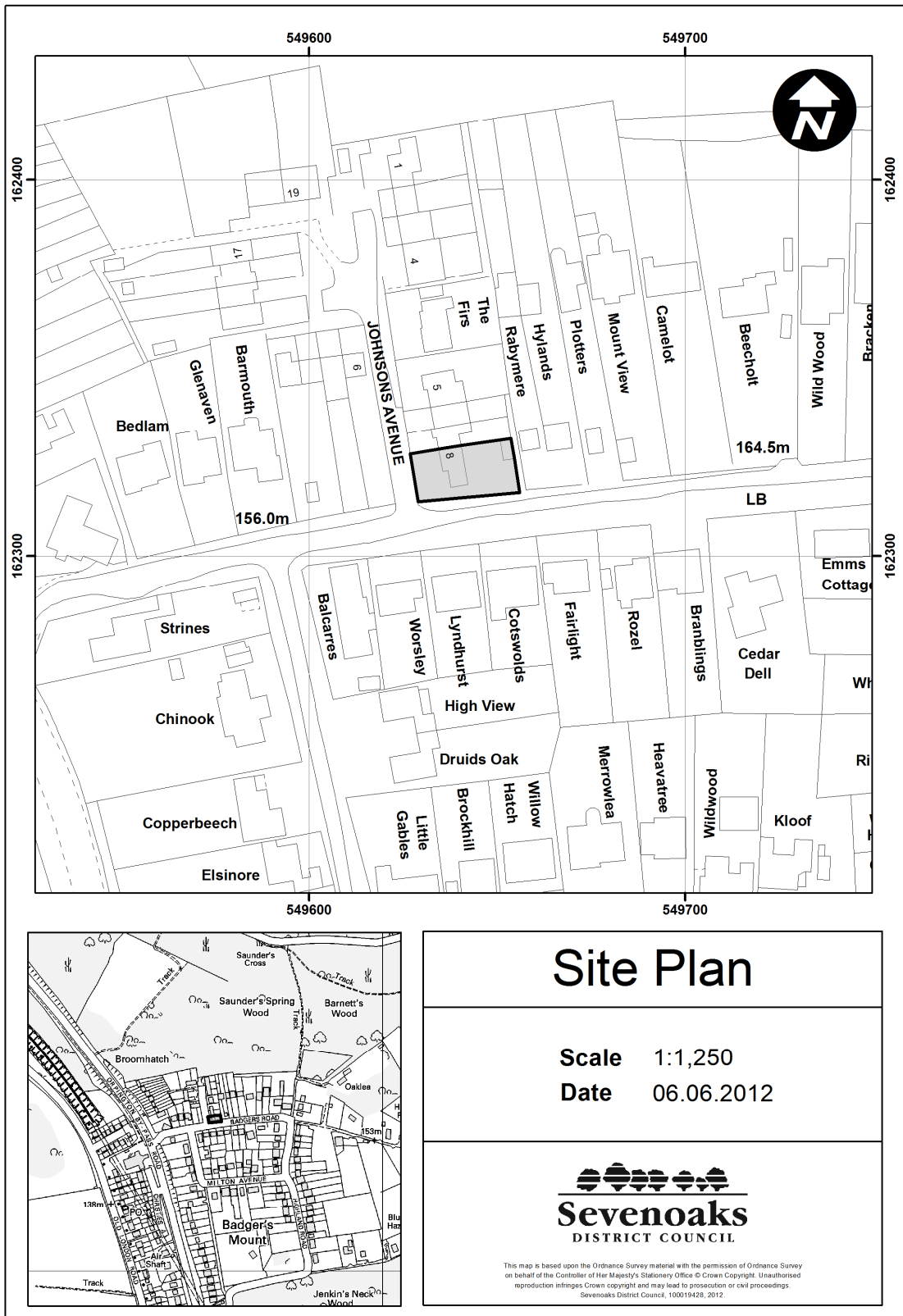
Kristen Paterson
Community and Planning Services Director

Link to application details:

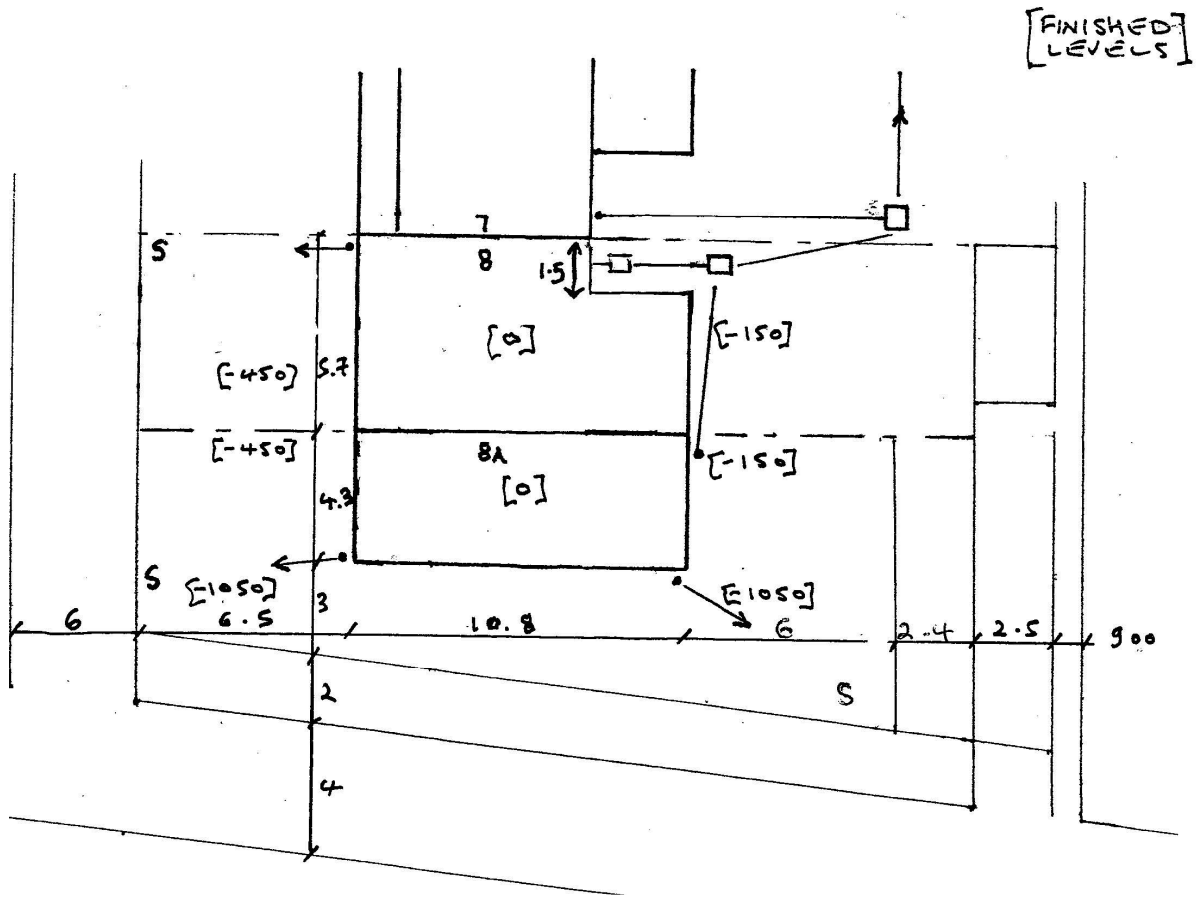
<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=M4S35NBK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=M4S35NBK0L000>



Agenda Item 3.1



3.2 – SE/12/01062/FUL Date expired 19 June 2012

PROPOSAL: Conversion of part of existing barn to separate 2 no. bed holiday let

LOCATION: The Dyehurst Stud, Greenlands Farm, Uckfield Lane Hever Kent TN8 7LN

WARD(S): Cowden & Hever

ITEM FOR DECISION

This application has been referred to the Development Control Committee at the request of Cllr. Neal who is of the opinion that the proposal constitutes inappropriate development in the Green Belt.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:-

1) 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.

2) The eastern half of the building shall only be used for holiday letting purposes and shall not be let to the same occupier or occupiers for a period of more than 28 days in any calendar year.

To accord with the terms of Policies LO8 and SP8 of the Sevenoaks Core Strategy, which prioritise the re-use of buildings for business and tourism related activities.

3) No development shall be carried out on the land until details of the fence to be erected adjacent to the existing barn and outbuilding have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved details and the fence shall be retained thereafter.

To safeguard the rural character of the area as supported by the National Planning Policy Framework.

4) The car parking areas shown on the approved plans shall be provided and shall be kept available for the parking of cars at all times.

To ensure a permanent retention of vehicle parking for the property as supported by policy EN1 of the Sevenoaks District Local Plan.

5) The conversion and extension of the building to a holiday let shall be designed to achieve BREEAM "Very Good" standards, unless agreed otherwise in writing by the Local Planning Authority. The following details shall also be provided to the Local Authority -i) Prior to the commencement of development, of how it is intended the development will achieve BREEAM "Very Good" standards, or alternative as agreed in writing by the Local Planning Authority; and ii) Prior to the occupation of the development, that the development has achieved BREEAM "Very Good" standards or alternative as agreed in

Agenda Item 3.2

writing by the Local Planning Authority, through the submission of a post-development certificate from an appropriate assessor.

In the interests of environmental sustainability and reducing the risk of climate change as supported by policy SP2 of the Sevenoaks Core Strategy.

6) No extension or external alterations shall be carried out to the holiday let building hereby approved, despite the provisions of any Development Order.

To safeguard the rural character of the converted building and surrounding area as supported by Policy GB3A of the Sevenoaks District Local Plan.

7) No building or enclosure shall be erected within the curtilage of the holiday let building hereby approved, despite the provisions of any Development Order.

To safeguard the rural character of the converted building and surrounding area as supported by Policy GB3A of the Sevenoaks District Local Plan.

8) No boundary walls, fences or other means of enclosure, other than those shown on the approved plans, shall be erected on the site boundary of the holiday let accommodation, despite the provisions of any Development Order.

To safeguard the rural character of the converted building and surrounding area as supported by Policy GB3A of the Sevenoaks District Local Plan.

9) The unit shall not be occupied until details of any external lighting required to the holiday let building have been submitted to and approved in writing by the Council. The lighting scheme shall be designed to be sensitive to bats and in accordance with best practice guidelines contained within the document "Bats and Lighting in the UK" by the Bat Conservation Trust. The scheme shall be implemented in accordance with the approved details and shall thereafter be maintained in full working order at all times.

In the interests of biodiversity and nature conservation, in accordance with policy SP11 of the Sevenoaks Core Strategy.

10) The development hereby permitted shall be carried out in accordance with the following approved plans: WAT 1, 2, 3, 4, 5, 8 and 10.

For the avoidance of doubt and in the interests of proper planning.

In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:

The South East Plan 2009 - Policies SP5, CC6, T4, NRM5 and C3

Sevenoaks District Local Plan - Policies EN1 and GB3

Sevenoaks District Core Strategy 2011 - Policies L08, SP1, SP2 and SP11

The following is a summary of the main reasons for the decision:

The development is considered to be appropriate development within the Metropolitan Green Belt.

The proposed development would conserve the distinctive character and the setting of

the Area of Outstanding Natural Beauty.

The development would not have an unacceptable impact on the residential amenities of nearby dwellings.

Description of Proposal

- 1 The application seeks the approval of the conversion of part of the existing barn building to a two bed holiday let. Works to the building necessary to enable the conversion would involve no external alterations, only internal works to provide the layout of the proposed holiday let separate from the area of retained stabling. Access to the building and parking would be provided via the existing access onto the lane to the south of the site and the existing hard standing on site.
- 2 The application follows the recent refusal of a similar application. The reason for refusal for the previous scheme was that the proposal would constitute inappropriate development in the Green Belt since the proposed use would have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including the site within it. The main concern was that the proposed use would result in an intensification of the use of the site and the uncontrolled spread of residential use into the adjacent paddock.
- 3 This application seeks to overcome these concerns by defining an area within which the outside area of the holiday let use would be restricted to. This area is adjacent to the existing residential curtilage of the main house and a detached building which lies within the residential curtilage.

Description of Site

- 4 The application site comprises a large open paddock, which lies directly adjacent to the rear boundary of the main house, and contains a barn building. The site lies on the east side of Uckfield Lane just to the south of the junction with Pigdown Lane. The site is accessed via a driveway from the lane to the south. The site is relatively level and is generally bounded by mature hedging that is well maintained.

Constraints

- 5 The site lies within the Metropolitan Green Belt and the High Weald Area of Outstanding Natural Beauty (AONB).

Policies

South East Plan

- 6 Policies - SP5, CC6, T4, NRM5 and C3

Sevenoaks District Core Strategy

- 7 Policies - L08, SP1, SP2 and SP11

Sevenoaks District Local Plan

- 8 Policies - EN1 and GB3

Agenda Item 3.2

Other

- 9 The National Planning Policy Framework (NPPF)
- 10 Countryside Character Assessment Supplementary Planning Document (SPD)

Planning History

- 11 SE/12/00100 - Conversion of part of existing barn to separate 2no. bed holiday let - Refused 20.03.12

SE/09/01486 - Change of use of existing stable barn to a 2no. bed holiday let - Withdrawn

SE/04/02071 - Demolition of existing barn and erection of 6 stables, tack room feed room plus new access and boundary fencing and gates - Granted 24.09.04

Consultations

Parish / Town Council

- 12 'Our previous comment stands: No Objection Comment: 'No objection' is subject to the Case Officer's full consideration of the requirements of Green Belt policy. We also consider the building would benefit from further screening, as at the moment it is very visible.'

Natural England

- 13 No objection raised – see file note for full comments.

KCC Biodiversity Officer

- 14 No objection raised – see file note for full comments.

Kent Highways Engineer

- 15 'I confirm I have no objection to the above application on any highway grounds.'

Representations

- 16 Eleven letters of representation have been received, five in support of the proposal and six that have raised objection to the application on the following grounds:
 - impact on AONB;
 - use of the land;
 - use of the existing building;
 - acceptability of the conversion;
 - impact on the Green Belt; and
 - consultation process.

Group Manager - Planning Appraisal

Principal Issues

- 17 Impact on the Green Belt –
- 18 Paragraph 90 of the NPPF states that the re-use of buildings is not inappropriate in the Green Belt provided they preserve the openness of the Green Belt, do not conflict with the purposes of including land in Green Belt and provided that the buildings are of permanent and substantial construction.
- 19 Policy GB3A of the Local Plan states that the Council will permit the re-use of buildings within the Green Belt providing the proposal complies with the following criteria:
- the proposed new use will not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it;
 - the buildings are of permanent and substantial construction and are capable of conversion without major or complete re-construction; and
 - the form, bulk and general design of the buildings are in keeping with their surroundings and respect local building styles and materials.
- 20 Policy GB3B states that when considering proposals for the re-use of agricultural buildings for non-agricultural purposes, the Council will apply Policy GB3A taking into account the following further criteria:
- where the building itself or other buildings within a related group have been constructed within the last 10 years, it will be necessary to demonstrate that there was a genuine agricultural justification for the building when originally constructed; and
 - whether a proliferation of farm buildings constructed under Permitted Development rights could have a seriously detrimental effect on the openness of the Green Belt. If so, in appropriate circumstances, Permitted Development rights will be withdrawn by condition.
- 21 I therefore consider that this policy is broadly consistent with the NPPF.
- 22 The application is accompanied by a structural appraisal of the existing building. This report concludes that the building is capable of conversion without any major structural works since the structure complies with existing building regulations standards. On visiting the site it is evident that the building is of a solid construction, particularly since it was only recently built. In addition, the building is of a design in keeping with its surroundings and would continue to respect local building styles and materials. The building has been finished with timber boarding and a slate tile roof and has the appearance more of a domestic building rather than one which would be used for agricultural type purposes, such as stabling in this case.
- 23 The appearance and use of the existing building are matters raised by a number of representations received. However, the building is lawful, having received

Agenda Item 3.2

planning permission back in 2004 (SE/04/02071/FUL) and it is evident that it is being used for the purposes it was constructed for. This application is not about the acceptability of this building, but the partial use of it.

- 24 The proposed partial use of part of the building as a holiday let would potentially have an impact on the openness of the Green Belt and the purposes of including the site within it. The question is whether this impact would be materially greater than the existing use. The view taken with the previous application was that the proposed associated use of the surrounding land would have a materially greater impact, since the creation of the holiday let use would result in an intensification of the use of the curtilage of the building and the usual paraphernalia that comes with a holiday let use would also be introduced to the site.
- 25 However, the applicant has now proposed that only a small area to the north of the existing barn, and adjacent to the existing annexe building to the main house and residential curtilage, be set aside for use in conjunction with the proposed holiday let. This would therefore limit the spread of the holiday let use and the paraphernalia that would come with it into the Green Belt. The external area, since it would stand adjacent to the residential curtilage of the main house, would therefore appear as only a small extension to the residential curtilage and have a marginal impact.
- 26 On balance, I would now conclude that the introduction of a holiday let use to the site would preserve the openness of the Green Belt, would not conflict with the purposes of including land in Green Belt and the building is of a permanent and substantial construction.
- 27 In my opinion the proposal therefore constitutes appropriate development in the Green Belt.

Impact on the landscape character of the AONB

- 28 Paragraph 11 of the NPPF states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty.
- 29 Policy LO8 of the Core Strategy states that the distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings, will be conserved and enhanced. I therefore consider that this policy is broadly consistent with the NPPF.
- 30 The existing building lies within close proximity to the main house and the detached outbuilding located to the rear of the main house. No external alterations to the building are proposed and any introduction of paraphernalia associated with the proposed residential use would be viewed with the backdrop of the residential use of the main house.
- 31 The proposal would therefore conserve the distinctive character and the setting of the AONB.

Impact on neighbouring amenity

- 32 Policy EN1 of the Sevenoaks District Local Plan requires that any proposed development should not have an adverse impact on the amenities of neighbours and also ensures a satisfactory environment for future occupants.

Agenda Item 3.2

- 33 The site lies sufficient distance away from neighbouring properties not to have a detrimental harm on neighbouring amenities. Indeed, the building currently lies about 50m away from the nearest neighbouring property to the west of the site, Woodside.
- 34 I believe that the proposal would therefore preserve the amenities currently enjoyed by the occupiers of neighbouring properties.

Other Issues

Biodiversity –

- 35 No objection has been raised by the KCC Biodiversity Officer subject to consideration for bats given in the design of any external lighting scheme. This can be dealt with by way of condition on any approval of consent.

Sustainable development

- 36 No information regarding the achievement of BREEAM "Very Good" standards for the development is made by the applicant. However, it is possible to require this information by way of condition on any approval of consent.

The consultation process

- 37 The process of consultation included notifying several standard consultees (for example the Parish Council and the Kent Highways Engineer), thirty neighbouring properties and a site notice was erected at the entrance to the site on the southern lane. This scope of consultation is significant and meets the statutory requirements of the Council, in particular with the number of neighbouring properties notified directly.
- 38 Reference is made to a mobile home sited adjacent to the site and the fact that the owner of the site was not consulted. The Council has no record of the owner of this piece of land but the erection of the site notice ensured that all interested parties were aware the application had been submitted. This meets the statutory requirements to publicise the application.

Access Issues

- 39 None relating to this application.

Conclusion

- 40 I would conclude that the proposed part change of use of the building to a holiday let would be appropriate development in the Green Belt, would conserve the distinctive character and the setting of the AONB, and would preserve neighbouring amenity. Consequently the proposal is in accordance with the development plan and therefore the Officer's recommendation is to approve.

Background Papers

Site and Block Plan

Contact Officer(s):

Mr M Holmes Extension: 7406

(Item No. 3.2) 7

Agenda Item 3.2

Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=M2ZFA1BK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=M2ZFA1BK0L000>

