

family room, and repositioning of staircase. Alterations to fenestration.

4.5. **SE/14/03716/HOUSE - Elmtree Cottages, Main Road, Knockholt, Kent TN14 7JB**

(Pages 53 - 60)

Erection of a single storey rear extension with the addition of two roof lights and the erection of a single storey front extension to create porch. Alterations to fenestration.

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 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 227247)

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 227247 by 5pm on Monday, 16 February 2015.

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.

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DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 29 January 2015 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Miss. Thornton (Vice-Chairman)

Cllrs. Mrs. Ayres, Brookbank, Brown, Clark, Cooke, Firth, Gaywood, McGarvey, Orridge, Mrs. Parkin, Raikes, Miss. Stack, Underwood and Walshe

Apologies for absence were received from Cllrs. Bosley and Edwards-Winsor

Cllrs. Ayres, Fleming and Hogarth were also present.

91. Minutes

Resolved: That the minutes of the Development Control Committee held on 8 January 2015 be approved and signed by the Chairman as a correct record.

92. Declarations of Interest or Predetermination

Cllr Miss Thornton declared that she was the Local Member for minute item 97 - SE/14/03286/FUL - Barn Field North East Of Underriver Vineyard, Rooks Hill, Underriver, Kent and that she had communication with both local residents and Planning Officers but remained open minded.

Cllr. Raikes declared that he was a Member of Sevenoaks Town Council for minute item 99 - SE/14/03235/FUL - Denva Marine Consultants Ltd , 156 High Street, Sevenoaks, Kent TN13 1XE and had been party to decisions of Sevenoaks Town Council but remained open minded.

93. Declarations of Lobbying

All Members declared that they had been lobbied in respect of minute item 97 – SE/14/03286/FUL - Barn Field North East Of Underriver Vineyard, Rooks Hill, Underriver, Kent.

94. Planning Applications - Chief Planning Officer's Report

The Legal Advisor addressed the Committee and explained that Cllr Mrs Morris had been intending to speak on minute item 96 - SE/14/03999/PAE - Meadowbank, 79 College Road, Hextable, Kent BR8 7LW having been wrongly advised that she was able to do so. Unfortunately although Cllr Mrs Morris was the applicant, she remained a Councillor in terms of the Member's Code of Conduct and Appendix Q of the Council's Constitution prohibited her from speaking because of her Disclosable Pecuniary Interest.

In fairness to Cllr Mrs Morris, the Legal Advisor had said that he would ask the Chairman if he could give the explanation she had intended to provide to the meeting. Cllr Mrs Morris did not want to build a large extension but would like to extend the kitchen by

Agenda Item 1

Development Control Committee - 29 January 2015

about six feet to fit in a dining table. That would not apparently be Permitted Development but would be more sympathetic and smaller than the Permitted Development extension for which prior approval had been sought. Cllr Mrs Morris was hoping members of the Committee might express a view that a smaller extension would be preferred to the Permitted Development extension. That would allow the application to be made which would be considered against the material planning considerations including the alternative Permitted Development scheme.

Unreserved Planning Applications

There were no public speakers against the following items and no Member reserved the item for debate. Therefore, in accordance with Part 7.3(e) of the constitution, the following matter was considered without debate:

95. SE/14/03462/CONVAR - 52B Pilgrims Way East, Otford, Sevenoaks TN14 5QW

The application was for the removal of condition 5 (Permitted Development) and variation of condition 10 (removal of existing structures prior to commencement) of SE/14/01074/FUL to 'Prior to commencement of development existing outbuildings shown as 1 & 3 on 4441-PD-002 Rev A shall be demolished and all resulting materials removed from site. The existing dwelling shown on drawing no. 4441-PD-001 Rev A shall be completely demolished and all resulting materials removed from site within 3 months from the date of the completion of the approved dwelling.'

The application had been referred to Committee at the request of Cllr Miss Stack so that the impact of the proposal on the Green Belt could be considered.

Resolved: That planning permission be granted subject to the following conditions:

- 1) The development hereby permitted shall be begun before the expiration of the time limit imposed on application SE/14/01074/HOUSE

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

- 2) The external materials shall be those approved under condition SE/14/03611/DETAIL.

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) The development shall be carried out in accordance with the following plans 444 -PD-002 A, 4441-PD-003 A

For the avoidance of doubt and in accordance with proper planning as supported by policy EN1 of the Sevenoaks District Local Plan and the National Planning Policy Framework.

- 4) The archaeological works shall be carried out in accordance with the details approved under SE/15/0080/DETAIL.

To ensure that features of archaeological interest are properly examined and recorded in accordance with policy EN25 of the Sevenoaks District Local Plan and the National Planning Policy Framework.

- 5) Prior to commencement of development full details of both hard and soft landscaping shall be submitted to and approved by the Local Planning Authority. These details shall cover as appropriate: Proposed finished levels or contours; Boundary Treatments; Hard surfacing materials; Planting plans; Written specification (including cultivation and other operations associated with plant and grass establishment); Schedules of plants, noting species, planting sizes and proposed numbers/densities, and Implementation timetables. The hard and soft landscaping shall be carried out in accordance with the approved details.

To safeguard the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan.

- 6) Prior to commencement of development details of any existing land levels and proposed changes in land level, and cross sections to show how these relate to the proposed basement shall be submitted to and approved in writing by the Council. Any proposed scheme shall then be completed in accordance with the approved details.

To safeguard the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan and to preserve the openness of the Green Belt in accordance with policy H13 of the Sevenoaks District Local Plan and the National Planning Policy Framework.

- 7) Part (i) of the condition has been discharged under condition SE/14/03687/DETAIL. (ii) Prior to the first occupation of the dwelling(s) hereby approved, a written assessment, carried out by an appropriately qualified Code for Sustainable Homes Assessor upon the completion of the development and detailing a "Code For Sustainable Homes" rating of a minimum of 3 shall be submitted to and approved by the Local Planning Authority in writing.

To ensure the development contributes to the principles of sustainable development as outlined in policy

- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 no works shall be carried out (lightwells, steps etc.) that will make the basement visible and means it is no longer completely submerged.

To enable the Local Planning Authority to retain control over future development and to preserve the openness of the Green Belt in accordance

Agenda Item 1

Development Control Committee - 29 January 2015

with policies H14A of the Sevenoaks District Local Plan and the National Planning Policy Framework.

- 9) Prior to commencement of development all existing outbuildings shown as 1 and 3 on 4441-PD-002 REV A shall be demolished and all resulting materials removed from the site. The existing dwelling shown on drawing no. 4441-PD-001 Rev A shall be completely demolished and all resulting material removed from the site within 3 months from the date of the completion of the approved dwelling.

To protect the openness of the Green Belt and the character of the landscape as supported by Policies H13 of the Sevenoaks District Local Plan

96. SE/14/03999/PAE - Meadowbank, 79 College Road, Hextable, Kent BR8 7LW

The proposal was for Prior notification of a single storey rear extension which extended 4 meters beyond the rear wall of the original dwelling house with a maximum height of 2.97 meters and eaves height of 2.45 meters.

The application for Prior Approval was referred to the Committee as the applicant was Cllr Mrs Morris.

Resolved: That Prior Approval is not required.

Reserved Planning Applications

The Committee considered the following planning applications:

97. SE/14/03286/FUL - Barn Field North East Of Underriver Vineyard, Rooks Hill, Underriver, Kent

The proposal was for conversion of the existing barn into a single independent dwelling with associated landscaping.

The application was referred to the Committee by Cllr. Miss Thornton to consider the objections raised by the Parish Council, in particular whether the building was of substantial construction and capable of conversion without major or complete reconstruction that would detract from the original character.

Members' attention was brought to the main agenda papers and the late observation sheet which proposed an additional condition.

The Committee was addressed by the following speakers:

Against the Application:	Juliet Simpson
For the Application:	Ian Hudson
Parish Representative:	Sam Kirkaldy
Local Member:	Cllr Hogarth

Members asked questions of clarification from the Speakers and Officers.

It was moved by the Chairman and duly seconded that the recommendation in the report to grant permission subject to conditions be agreed.

Members discussed the impact that the proposal would have on the Area of Outstanding Natural Beauty. The Committee noted that the Kent AONB Board had raised concerns with the proposal. Members expressed concern that the proposal did nothing to preserve and enhance the Area of Outstanding Natural Beauty. Members expressed concern that it would not be possible for the barn conversion to be undertaken without major or complete reconstruction. The Committee was also concerned about the impact on the Green Belt.

The motion to grant planning permission was put to the vote and it was lost.

It was moved and duly seconded that planning permission be refused as the proposal would result in the urbanization of the Green Belt and Area of Outstanding Natural Beauty. The development by virtue of the residential paraphernalia associated with it, the light pollution, the increase in vehicle movements and the introduction of necessary utilities would fail to preserve and enhance the natural beauty and character of the Area of Outstanding Natural Beauty. It would also result in an isolated development in a remote rural location contrary to the aims of paragraph 55 of the National Planning Policy Framework. It was also suggested that reference be made to the Underriver Village Design statement.

The motion was put to the vote and it was

Resolved: That planning permission be refused for the following reasons:

The proposed development would result in the urbanization of the Green Belt and Area of Outstanding Natural Beauty. The development by virtue of the residential paraphernalia associated with it, the light pollution, the increase in vehicle movements and the introduction of necessary utilities would fail to preserve and enhance the natural beauty and character of the Area of Outstanding Natural Beauty. It would result in an isolated development in a remote rural location contrary to the aims of paragraph 55 of the National Planning Policy Framework and policies SP1 and L08 of the Sevenoaks Core Strategy and EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan. It would also fail to meet the aims of the Countryside and Rights of Way Act 2000. It would also be contrary to the aims of the Underriver Village Design Statement which seeks to protect the landscape from harm and in particular to protect views along and from the Greensand Way.

Informative:

1. Whilst it is noted that Kent Highway Services raised no objection to the proposal, members of the planning committee with local knowledge raised concerns in regard to the impact of the proposed development and the increase in traffic on highway safety on this fragile, narrow, steep, rural cul-de-sac lane, popular with many walkers, cyclists and horse riders.

Agenda Item 1

Development Control Committee - 29 January 2015

2. Whilst it is noted that the applicants submitted a structural report in support of their application, members of the Planning Committee did raise concerns as to whether the information submitted in the structural report was robust enough and they were therefore not confident as to whether they could make a conclusion on this application as to whether it consisted of a conversion of the building or a substantial redevelopment of the structure. They were therefore concerned as to whether the proposal complied with Paragraph 90 of the NPPF which allows the re-use of buildings within the Green Belt provided they are of a permanent and substantial construction and also whether it complies with the Guidance laid out in The Council's Draft Supplementary Planning Document: Development in the Green Belt where it states, in converting buildings in the Green Belt that the Council would wish to see at least 75% of the original structure maintained to protect its character.

98. WITHDRAWN FROM THE AGENDA - SE/14/02434/FUL - 10 The Drive, Sevenoaks, Kent TN13 3AE

The application was for the demolition of existing garage, lean-to shed and greenhouse, to facilitate a two storey rear extension single storey front extension and alterations to fenestration to the former garage and mews cottage at the rear of 10 The Drive into a small three bedroom house.

This item had been withdrawn from the agenda as the application had to be revalidated because the red line plan showing land ownership was found to be incorrect. The application would be resubmitted to a future Committee.

99. SE/14/03235/FUL - Denval Marine Consultants Ltd , 156 High Street, Sevenoaks, Kent TN13 1XE

The application was for the demolition of the existing office building and the construction of a new mixed use development, comprising office space and three residential flats.

The application had been referred to Committee at the request of Cllr. Fleming on the grounds of overdevelopment, overlooking and highways.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	Mr Ranson
Parish Representative:	-
Local Member:	Cllr Fleming

Members asked questions of clarification from the Speakers and Officers.

It was moved by the Chairman and duly seconded that the recommendation in the report to grant permission subject to conditions be agreed.

Members discussed the allocation of parking and considered that it was not sufficient for the scale of the proposal. Concerns were also expressed about overlooking and

suggested that the proposal was not in keeping with the other buildings in the area which were two or three storeys whilst the proposal was for four storeys. A Member also expressed disappointment on the loss of the old building.

The motion to grant planning permission was put to the vote and it was lost.

It was moved and duly seconded that planning permission be refused for the following reasons:

1. The proposed development by virtue of its scale, density and built form would be out of keeping with the streetscene and existing character of the area. It would also represent an overdevelopment of the site.
2. The proposed development by virtue of the proposed balconies to the rear and their location and height in relation to Warren Court, would result in unacceptable overlooking to the private rear amenity areas of these properties.
3. The proposal would result in the loss of a non designated heritage asset contrary to the aims of NPPF.

The motion was put to the vote and it was

Resolved: that planning permission be refused for the following reasons and that the reasons for refusal be delegated to officers to draft with the relevant planning policies:

1. The proposed development by virtue of its scale, density and built form would be out of keeping with the streetscene and existing character of the area. It would also represent an overdevelopment of the site.
2. The proposed development by virtue of the proposed balconies to the rear and their location and height in relation to Warren Court, would result in unacceptable overlooking to the private rear amenity areas of these properties.
3. The proposal would result in the loss of a non designated heritage asset contrary to the aims of NPPF.

100. SE/14/02892/HOUSE - 56 Station Road, Halstead, Sevenoaks TN14 7DJ

The proposal was for the erection of a new perimeter fence (retrospective).

The application was referred to the Committee by Cllr. Williamson so that the public benefits of highway safety and improving the egress and ingress to Clarks Lane could be fully discussed.

Members' attention was brought to the main agenda papers and the late observation sheet which proposed an additional condition.

The Committee was addressed by the following speakers:

Agenda Item 1

Development Control Committee - 29 January 2015

Against the Application: -
For the Application: -
Parish Representative: Terrance Brooker
Local Member: -

It was moved by the Chairman and duly seconded that the recommendation in the report to refuse planning permission be agreed.

Members discussed the colour treatment for the fence and agreed that the details of the colour treatment for the fence should be agreed with the local member. The Committee also noted that KCC Highways had raised no objection to the proposal.

The motion to refuse planning permission was put to the vote and it was lost

It was moved and duly seconded that planning permission be granted on the grounds that the fence was painted/coated an appropriate colour to reduce its impact on the Conservation Area.

The motion was put to the vote and it was

Resolved: That planning permission be granted subject to the following condition:

Within 3 months of the date of the decision, the applicant shall have submitted to the Local Planning Authority and have approved details of the proposed staining or coloring of the fence to reduce the impact of the fencing on the street scene. Within 2 months of approval the staining or colouring of the fence or colour shall be carried out. These details shall be retained unless otherwise agreed in writing by the Local Planning Authority.

In the interests of the amenity of the area.

THE MEETING WAS CONCLUDED AT 9.20 PM

CHAIRMAN

4.1 - SE/14/02059/FUL Date expired 25 September 2014

PROPOSAL: Demolition of Existing Changing Hut, Equipment Stores and Viewing Gallery. Extension of existing Sports Hall and Changing Rooms, including new viewing gallery and IT Room. Removal of 4 no. existing trees. Planting of replacement trees.

LOCATION: New Beacon School, Brittain's Lane, Sevenoaks TN13 2PB

WARD(S): Sevenoaks Kippington

ITEM FOR DECISION

Councillor Mrs Hunter has referred the application to Development Control Committee with reference to the objections raised by the Town Council

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 development hereby permitted shall be carried out in accordance with the following approved plans (06)001A, (06)002A, (07)001A, (07)002B, (07)003A, (07)004A, (07)005A, (07)006B, (08)001A, (08)002A, (08)003A, (09)001A, (09)003B

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

3) No development shall be carried out on the land until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To ensure that the appearance of the development enhances the character and appearance of the locality as supported by Policy EN1 of the Sevenoaks District Local Plan.

4) The development shall achieve a BREEAM very good standard. Evidence shall be provided to the Local Authority -
i) Prior to the commencement of development, of how it is intended the development will achieve a BREEAM very good standard 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 a BREEAM post construction certificate minimum level very good or alternative as agreed in writing by the Local Planning Authority.

In the interests of environmental sustainability and reducing the risk of climate change as supported in Planning Policy Statement 1, policies CC2 & CC4 of the South East Regional Plan & Policy NR1 of the Kent & Medway Structure Plan.

Agenda Item 4.1

5) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: the parking of vehicles of site operatives and visitors loading and unloading of plant and materials storage of plant and materials used in constructing the development the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate wheel washing facilities measures to control the emission of dust and dirt during construction a scheme for recycling/disposing of waste resulting from demolition and construction works

To ensure the impact of the construction of the development is acceptable within the locality.

6) Works on the main building shall not commence unless the local planning authority has been provided with either:

a) A licence issued by [the relevant licensing body] pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or

b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

In the interests of the biodiversity of the site in accordance with SP11 of the Core Strategy.

7) Prior to the use of the development hereby permitted, a scheme for the enhancement of local biodiversity including bird nesting features shall be submitted and approved in writing by the local planning authority. The development shall not be used until the approved details are implemented, and they shall be retained thereafter

In the interests of biodiversity in accordance with SP11 of the Core Strategy.

8) No development shall be carried out on the land until full details of soft landscape works have been submitted to and approved in writing by the Council. Those details shall include:-planting plans (identifying existing planting, plants and trees to be retained and new planting / trees);-a schedule of new plants and trees (noting species, size of stock at time of planting and proposed number/densities); and-a programme of implementation.

To protect the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan.

9) If within a period of 5 years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To protect the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan.

10) Prior to the occupation of the building hereby approved, a Community Use Agreement shall be submitted to and approved in writing by the Local Planning Authority. The Community Use Agreement shall include details of how the school will make the facility available for non-school users and community sports groups. The approved

Scheme shall be implemented upon commencement of use of the development and operated thereafter.

To ensure that the benefits of the proposal outweigh any negative impact upon the openness of the Green Belt in accordance with the National Planning Policy Framework.

11) The development shall be carried out in accordance with the ecological mitigation measures outlined in section 5 of the Ecological Scoping report dated 14.2.2014

In the interests of the biodiversity value of the site and SP11 of the Core Strategy

12) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: the parking of vehicles of site operatives and visitors loading and unloading of plant and materials storage of plant and materials used in constructing the development wheel washing facilities measures to control the emission of dust and dirt during construction

In the interests of the amenity of dwellings within the locality

Informatives

1) Kent Ecology has advised that there is vegetation and buildings on site which is suitable for breeding birds. They advise that this should only be removed outside of the breeding bird season (1st March and 31st August inclusive), unless a competent ecologist has undertaken a careful, detailed check of vegetation/buildings for active birds' nests immediately before the work is carried out to ensure that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may arise in the processing of their application,
- Where possible and appropriate suggesting solutions to secure a successful outcome,
- Allowing applicants to keep up to date with their application and viewing all consultees comments on line (www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,

Agenda Item 4.1

- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate.

In this instance the applicant/agent:

- 1) The application was dealt with/approved without delay.

Description of Proposal

- 1 Demolition of existing changing hut, equipment stores and viewing gallery. Extension of existing sports hall and changing rooms, including new viewing gallery and IT Room. Removal of 4 no. existing trees. Planting of replacement trees. The works involve:
 - The construction of an extension to the existing Sports Hall to the north of the existing building.
 - The construction of additional changing accommodation to the west of the extended sports hall.
 - The construction of a first floor IT room to the south side of the building.
 - The demolition of the existing changing hut to the west of the existing Sports Hall.
 - The demolition of the 3 no. existing equipment stores to the north of the existing Sports Hall.
 - The application includes the removal of 4 no. trees to the north of the Sports Hall to allow for the construction of the Sports Hall Extension.

Description of Site

- 2 The application site lies to the west of Brittain's Lane and to the north of Dibden Lane, just to the northwest of the Cross Keys road junction. To the north lies Great Britain's Wood featuring an extensive area of beech woodland extending well north towards Brittain's Farm. To the west lies further woodland, open arable land and then the A21 Sevenoaks By-Pass beyond which lies Mill Bank Wood, another extensive band of trees. To the south beyond Dibden Lane lies arable land. Beyond the northeast boundary of the site lie two residential properties at 4 Brittain's Lane and Bryanston both with frontages to Brittain's Lane. To the southeast of these properties lie nos. 2 & 2a New Beacon Bungalows which, although beyond the curtilage of the application site, are within the School's ownership and are currently occupied by staff engaged at the School. No. 2B New Beacon Bungalows lies within the school curtilage between nos. 2 & 2a, and the swimming pool hall to the west. To the east of Brittain's Lane there is a recreation ground and semi detached residential properties at Julian's Way.
- 3 Three larger properties lie beyond the south east extremity of the site. The most northerly of these is Beaconside which is a detached property currently employed as the Head Teacher's residence, this house lying between the upper playing fields and Brittain's Lane. The two semi detached properties to the south of Beaconside are Beacon Cottage and Berneval both being in private ownership

with frontages on to the Cross Keys junction and rear gardens backing onto the upper playing fields

- 4 The school premises are located centrally within the site and towards the eastern boundary with Brittain's Lane. To the south and north there are playing fields associated with the school. The main school buildings are clustered around a single area within the site with pathways, landscaped areas and ponds interspersed between them.
- 5 The school has 392 day boys, with boarding provision for 14 boarders.

Constraints

- 6 Green belt
- 7 AONB

Policies

Sevenoaks District Local Plan

- 8 Policies- EN1

Core Strategy

- 9 Policies - SP1, SP11, L08

Allocations and Development Management Plan

- 10 Policies - EN1, EN2, EN5, GB9

Other

- 11 NPPF

Relevant Planning History

- 12 80/00093/HIST - erection of shelter at firing range. Granted

81/01747/HIST - demolition of existing timber classroom buildings and erection of replacement single storey school building and resiting of three mobile classrooms. Granted

83/00199/HIST - erection of single storey extension to school to provide additional classroom. Granted

85/00375/HIST - erection of a sports hall and changing rooms. Granted

88/02686/HIST - Single storey extension to junior school to provide new classroom. Granted

89/00412/HIST - New indoor swimming pool. Granted

Agenda Item 4.1

89/02255/HIST - Three storey building to provide new Arts & Music Centre.as amended by letter and drawing plan received 19.2.90. Granted

90/01454/HIST – Two-storey building to provide new Arts & Music Centre. Granted

93/01622/HIST - Provision of external fire escape staircase & alteration of windows to fire doors. Granted

94/01103/HIST - Single storey classroom extension, new vehicular exit and additional car parking. Granted

94/01104/HIST - Demolition of 3 existing bungalows and erection of 1 detached and 4 semi-detached bungalows. As amended by letter and plans dated 28.11.94. Granted

95/02315/HIST - New Science Centre. Granted

95/02316/HIST - New Design/Technology Workshop and Computer Suite. Granted

96/01847/HIST - Lean to extension to sports hall to provide P T A Store. Granted

96/01848/HIST - Rebuilding existing rifle range hut. Granted

01/02739/FUL - Demolish single storey stores building and replace with two storey extension for kitchen and ancillary rooms over. Granted

04/01730/FUL - Car park extension. Granted

05/03232/FUL - Refurbishment, Extension and alterations of the existing junior school and construction of new classroom wing. Granted

06/00326/FUL - Replacement plant room and temporary contractors access from Brittain's Lane. Granted

06/02014/CONVAR - Retention of workshop building as variation of condition 9 of planning permission SE/05/03232/FUL for extension and alteration to school buildings. Granted

08/01150/FUL - Erection of free-standing storm shelter across the front of the schools existing sports hall. Granted

09/00731/FUL - Erection of free-standing storm shelter across the front of the schools music and arts centre. Erection of emergency exit from the first floor of the music and arts centre to existing external staircase. Granted

09/02378/FUL - Retrospective application for erection of 50 metres of galvanised fencing along part of lower boundary at a height of 2.4 metres. Refuse

10/00092/FUL - Resubmission of 05/03232/FUL - Refurbishment, Extension and alterations of the existing junior school. Granted

10/03524/CONVAR - Application to vary condition no. 10 of SE/10/00092/FUL to allow details to be submitted prior to installation of the all weather surface. Granted

12/01873/FUL - Formation of new 70 x 58m All Weather Pitch including perimeter fencing and floodlighting; relocation of groundsman's compound; creation of 6 no additional parking bays. Construction of new Grounds Maintenance Store. Granted

13/00481/FUL - Proposed new vehicle crossover to Brittain's Lane. Granted at appeal

13/00940/MMA - Minor material amendment to application reference 12/01873/FUL for the 'Formation of new 70 x 58m All Weather Pitch including perimeter fencing and floodlighting; relocation of groundsman's compound; creation of 6 no additional parking bays. Construction of new Grounds Maintenance Store in order to make amendments to pitch dimension, amendments to groundsman's store, amendment to paving/car parking material. Granted

13/01457/CONVAR - Removal of condition 6 (All earth, soil or other material resulting from the excavation of the surface shall be fully removed from the site prior to the first use of the approved all weather playing surface) of SE/12/01873/FUL to Formation of new 70 x 58m All Weather Pitch including perimeter fencing and floodlighting; relocation of groundsman's compound; creation of 6 no additional parking bays. Construction of new Grounds Maintenance Store. Granted

Consultations

Sevenoaks Town Council

13 Sevenoaks Town Council has advised:

'Sevenoaks Town Council recommended refusal due to the site's Green Belt location:

1. *No need has been established for providing these facilities for a school of only 400 pupils and 38 sports groups in the Green Belt*
2. *The 'very special circumstances' have been extended to cover the 38 sports clubs rather than the needs of the school*
3. *Excessive bulk and scale of the development within the Green Belt*
4. *There are no plans included within the application dated later than Feb 2014*

14 Sevenoaks Town Council requested this application be determined by the Development Control Committee rather than under delegated authority.

15 *Sevenoaks Town Council has been informed by sporting organisations that it appears the proposed facilities do not meet the minimum required standards of sporting organisation governing bodies, if this statement is accurate it would severely limit the community benefit of this development'*

SDC Arboricultural Officer

Agenda Item 4.1

- 16 SDC Arboricultural Officer has advised:

It is with reluctance that I offer no objection to this proposal, which will entail the losses of a number of mature trees. Although these trees are mature, they have little amenity due to their location.

Should consent be granted for this application, I suggest that a robust landscaping scheme be conditioned in order to ensure that suitable new trees are planted.'

KCC Ecology

- 17 KCC Ecology has advised:

- 18 *'Under the Natural Environment and Rural Communities Act (2006), "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". In order to comply with this 'Biodiversity Duty', planning decisions must ensure that they adequately consider the potential ecological impacts of a proposed development.*

The National Planning Policy Framework states that "the planning system should contribute to and enhance the natural and local environment by...minimising impacts on biodiversity and delivering net gains in biodiversity where possible."

Paragraph 99 of Government Circular (ODPM 06/2005) Biodiversity and Geological Conservation - Statutory Obligations & Their Impact Within the Planning System states that "It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted otherwise all relevant material considerations may not have been addressed in making the decision."

Natural England has published Standing Advice on protected species and Ancient Woodland. When determining an application for development that is covered by the Standing Advice, Local Planning Authorities must take into account the Standing Advice. The Standing Advice is a material consideration in the determination of applications in the same way as a letter received from Natural England following consultation.

We have reviewed the ecological information which has been submitted with the planning applicant and we are satisfied that sufficient information has been provided to determine the planning application.

Bat Survey

- 19 *The submitted bat emergence surveys identified that a maternity roost of common pipistrelles were roosting within the western aspect of the building proposed for demolition and low numbers of bats were foraging/commuting within the site.*

The submitted the report has provided a detailed mitigation strategy and we are satisfied that the submitted information is sufficient to ensure the favourable conservation status of the bat species will be maintained.

A European Protected Species (EPS) licence from Natural England will be required before works can be implemented. As such if planning permission is granted we suggest the following is included as a condition (the wording has been adapted from the British Standard BS42020:2013 Biodiversity - Code of Practice for planning and development):

No works on the main barn shall not in any circumstances commence unless the local planning authority has been provided with either:

a) A licence issued by [the relevant licensing body] pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorizing the specified activity/development to go ahead; or

b) A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a licence.

Lighting can be detrimental to roosting, foraging and commuting bats. We advise that the Bat Conservation Trust's Bats and Lighting in the UK guidance is adhered to in the lighting design (see end of this note for a summary of key requirements).

Breeding Birds

- 20 *There is vegetation and buildings on site which is suitable for breeding birds. We advise that it is removed outside of the breeding bird season (1st March and 31st August inclusive), unless a competent ecologist has undertaken a careful, detailed check of vegetation/buildings for active birds' nests immediately before the work is carried out to ensure that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site.*

Enhancements

- 21 *One of the principles of the National Planning Policy Framework is that "opportunities to incorporate biodiversity in and around developments should be encouraged".*

The applicant is proposing to carry out replacement tree planting within the site. We recommend that a number of the trees are native.

In addition we suggest that bird nesting features should also be installed on mature trees that will be retained long-term.

Please provide confirmation that these enhancements will be incorporated in to the site.

If you have any queries regarding our comments, please contact me.'

Natural England

- 22 *Natural England have commented:*

'Statutory nature conservation sites – no objection

This application is in close proximity to the Knole Park Site of Special Scientific Interest (SSSI).

Agenda Item 4.1

Natural England is satisfied that the proposed development being carried out in strict accordance with the details of the application, as submitted, will not damage or destroy the interest features for which the site has been notified. We therefore advise your authority that this SSSI does not represent a constraint in determining this application. Should the details of this application change, Natural England draws your attention to Section 28(l) of the Wildlife and Countryside Act 1981 (as amended), requiring your authority to re-consult Natural England.

Protected landscapes

- 22 *Having reviewed the application Natural England does not wish to comment on this development proposal*

The development however, relates to the Kent Downs AONB. We therefore advise you to seek the advice of the AONB Unit. Their knowledge of the location and wider landscape setting of the development should help to confirm whether or not it would impact significantly on the purposes of the designation. They will also be able to advise whether the development accords with the aims and policies set out in the AONB management plan.

Protected species

- 23 *We have not assessed this application and associated documents for impacts on protected species.*

Natural England has published Standing Advice on protected species. The Standing Advice includes a habitat decision tree which provides advice to planners on deciding if there is a 'reasonable likelihood' of protected species being present. It also provides detailed advice on the protected species most often affected by development, including flow charts for individual species to enable an assessment to be made of a protected species survey and mitigation strategy.

You should apply our Standing Advice to this application as it is a material consideration in the determination of applications in the same way as any individual response received from Natural England following consultation

The Standing Advice should not be treated as giving any indication or providing any assurance in respect of European Protected Species (EPS) that the proposed development is unlikely to affect the EPS present on the site; nor should it be interpreted as meaning that Natural England has reached any views as to whether a licence is needed (which is the developer's responsibility) or may be granted.

If you have any specific questions on aspects that are not covered by our Standing Advice for European Protected Species or have difficulty in applying it to this application please contact us with details at consultations@naturalengland.org.uk.

Local sites

- 24 *If the proposal site is on or adjacent to a local site, e.g. Local Wildlife Site, Regionally Important Geological/Geomorphological Site (RIGS) or Local Nature Reserve (LNR) the authority should ensure it has sufficient information to fully*

understand the impact of the proposal on the local site before it determines the application.

Biodiversity enhancements

- 25 *This application may provide opportunities to incorporate features into the design which are beneficial to wildlife, such as the incorporation of roosting opportunities for bats or the installation of bird nest boxes. The authority should consider securing measures to enhance the biodiversity of the site from the applicant, if it is minded to grant permission for this application. This is in accordance with Paragraph 118 of the National Planning Policy Framework. Additionally, we would draw your attention to Section 40 of the Natural Environment and Rural Communities Act (2006) which states that ‘Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity’. Section 40(3) of the same Act also states that ‘conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat’.*

Impact Risk Zones for Sites of Special Scientific Interest

- 26 *Natural England has recently published a set of mapped Impact Risk Zones (IRZs) for Sites of Special Scientific Interest (SSSIs). This helpful GIS tool can be used by LPAs and developers to consider whether a proposed development is likely to affect a SSSI and determine whether they will need to consult Natural England to seek advice on the nature of any potential SSSI impacts and how they might be avoided or mitigated. Further information and guidance on how to access and use the IRZs is available on the Natural England website’*

Representations

- 27 4 letters of objection have been received. They raise the following points:
- The site has a long planning history and reflects the level of development within the green belt and the AONB.
 - It is difficult to believe that there is a need for the proposed development.
 - The school is not a good neighbour and causes traffic and parking problems.
 - A high level of disruption would be caused by construction works and traffic
 - The drawings show no perspective from the public footpath.
 - There will be an adverse visual impact from the footpath.
 - The removal of trees is considered unacceptable
 - The bat survey results are questionable
 - The very special circumstances are not considered to be very special as they do not clearly outweigh the damage to the green belt.
 - The development is of a large scale
 - It appears that the school may have outgrown its site

Agenda Item 4.1

Chief Planning Officer's Appraisal

- 28 Planning permission is sought for the demolition of the existing Changing Hut, Equipment Stores, Sports Hall viewing gallery and an extension to the existing Sports Hall, associated extended and updated changing facilities and equipment stores, viewing gallery and IT Suite.
- 29 Paragraph 72 of the NPPF states that *'the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education '*
- 30 Before applications are submitted they should:
- *give great weight to the need to create, expand or alter schools; and*
 - *work with schools promoters to identify and resolve key planning issues'*
- 31 With regards to the relevant policies of the Development Plan, the main considerations in this case are:
- a) The acceptability of the proposal in terms of the Green Belt Designation.
 - b) The acceptability of the proposal in terms of its impact upon the character and appearance of the landscape
 - c) The impact of the development upon neighbouring residents.
 - d) The impact of the development in terms of ecological conservation.
 - e) Any other issues.

Green Belt

- 32 Chapter 9 of the NPPF relates to the Metropolitan Green Belt. Paragraph 79 indicates that *'fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence'*.
- 33 Whether the proposal constitutes inappropriate development -
- 34 Paragraph 89 indicates that the construction of new buildings should be considered inappropriate unless they are for a limited number of exceptions. The proposal does not fall under any of the exceptions.
- 35 The proposal would be located within the existing built form of the site, in place of, and extending existing buildings. The proposal has been designed so that the highest point of the wave form roof would only protrude 0.5m above the highest point of the existing building.
- 36 The proposed building would not protrude any further south into the site. The building would extend the built footprint of the current facilities an additional 15.1m to the north of the site and an additional 6.9 m to the west. As such, although the building would represent a minimal increase in height compared

with the existing, and would replace an existing number of buildings which are shown to be demolished it would extend the extent of built form on the plot.

- 37 This increase in built form would take place on an existing developed site and therefore, whilst the impact of the proposal is material, it is somewhat reduced as a result of the removal of the existing ad-hoc buildings and the position of the building within the building envelope of the site. The actual overall impact in terms of Green Belt openness and the Green Belt objectives is considered to be relatively minimal.
- 38 The proposed replacement building does not meet the tests of an appropriate building within the green belt. It would have some limited detrimental impact upon Green Belt openness and would therefore be considered inappropriate development within the Green Belt.

Very Special Circumstances –

- 39 Paragraph 87 of the NPPF indicates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 88 indicates that very special circumstances will not exist unless the potential harm to the Green Belt, and any other harm, is clearly outweighed.
- 40 The applicant has put forward the case that the proposed development would
- *‘Provide a Sports Hall facility capable of accommodating the current pressures/demands which have increased dramatically since the existing building was constructed in the 1980’s’. The school pupil roll has increased from approximately 220 children to the current roll of 400, which it has maintained for the last 10 years. ‘The Sports Hall needs to cater for a wider range of activities concurrently to meet the curriculum hourly requirements for physical exercise and participative sports, and to manage inclement weather conditions better.’*
 - *‘The `three court’ facility proposed would enable the School to meet current sport and recreation standards in accordance with the recommendations of Kent County Council Sports Development Unit, Sports Council and Sport Scotland recommendations’. To meet the curriculum requirement for PE and participative sport the School states that it needs to increase the number of groups that can undertake sport classes concurrently. The application states that ‘present experience is that younger age groups have to undertake sports lessons during the morning which is their prime learning time. Afternoon activity would be more appropriate’*
 - *The application contends that the development would cater for a wider range of children’s age groups for which demand has been increasing in recent years. ‘Following demand for the needs of younger children the facilities must now cater for age groups ranging from Reception through to Year 8. The Sports facilities therefore must cover, Secondary age groups as well as Reception, Pre-Prep and Junior’*
 - *Enlarging the Hall would also ‘allow multipurpose use including drama, music, multi media, applied arts and dance to meet the increasingly*

Agenda Item 4.1

broader curriculum requirements'. KCC recommends multi purpose facilities in accordance with guidance set out in the joint DfEE, Sports Council and Arts Council publication 'Designing Space for Sports and Arts'.

- The *proposal would* build on the existing Community Use of the schools facilities. The School has stated that it is experiencing significant demand from the local community to use its facilities. *'Interest has been generated following the installation of an All Weather Sports Pitch in Autumn 2013. Relationships have now been established with local football, rugby and hockey clubs. Four local swimming clubs use the School's Swimming Pool. To meet the level of enquiry, a Facilities Manager has been appointed, with the brief to extend the number of local organizations accommodated and the range of activities offered. The extended Sports Hall will be the hub of these activities, and will offer adult as well as children standard sports facilities, more flexible changing arrangements, access and facilities for disabled athletes and learners, and a dedicated visitor's entrance in close proximity to parking. The proposed facilities will offer changing facilities for outside users of the all weather pitch. This accommodation has been designed to give direct access to the outdoor pitches and will offer secure dedicated changing accommodation which can be easily managed outside normal school hours.'*
 - The current *changing* facilities are described as inadequate with the School's smaller pupils having to use class rooms open to public view. School pupils currently have to use overspill facilities in the unheated timber changing hut to the west of the existing Sports Hall during peak periods. *'The proposed upgraded changing facilities would provide secure changing privacy and security for all necessary age groups, and would enable the School to provide more cubicle showers in accordance with statutory requirements and KCC Sport Development Unit design guidance'*
 - The applicant claims that *'the proposed upgraded changing facilities will provide a proportion of cubicled changing accommodation to allow use by external hirers, and to satisfy Sports Council recommendations for encouraging inclusivity and the widest possible involvement in participative sport'*. The changing rooms would also provide segregated changing areas for outdoor team game sports, and male and female community use.
- 41 The applicant has stated that *'meeting curriculum requirements requires intensive use of the school's existing sports facilities and presently all outdoor facilities are weather dependent. Pressure on school facilities has increased as the school has had to comply with raised targets for physical education activities.'*
- 42 New Beacon School caters for extended age ranges from reception to year 8 Secondary Education Level. In view of this factor, the application contends that Kent County Council Sports Development unit's publication 'Four Court Sports Hall Design Brief' offers appropriate guidance on the matter.
- 43 I give these matters considerable weight as a case for very special circumstances. Currently the school benefits only from a relatively small indoor sports hall, and dated unsuitable changing facilities. The applicant has provided extensive information regarding the existing provision and expected provision under the current guidance. There is clearly a large gap. The proposal would upgrade the

indoor sports facilities including the changing rooms to levels which would bring the facility in line with recommended standards and guidelines, including for disabled access. I also give significant weight to the guidance in paragraph 72 of the NPPF that *'the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities.'* and that *'local planning authorities should take a proactive, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education'*.

- 44 I would only give very limited weight to the fact that the facility could be a valuable asset to community sports groups, although this would be advantageous to the community if the provision were found to be acceptable in all other respects. A condition can be used to secure a community use agreement.
- 45 These considerations outweigh the harm by reason of inappropriateness. This report will now consider whether the proposal would cause any other harm.

The impact upon the landscape

- 46 A corner of the site and the area that the extension is proposed upon is within the Kent Downs Area of Outstanding Natural Beauty. Policy LO8 of the Core Strategy requires that the distinctive character of the AONB will be conserved and enhanced. The area falls within the 'Sevenoaks Wooded Cherts' character area for the purposes of the Countryside Character Assessment SPD.
- 47 Policy EN5 of the emerging ADMP states that *'the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and design would conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance.'*
- 48 *Proposals that affect the landscape throughout the District will be permitted where they would*
- a) conserve the character of the landscape, including areas of tranquillity, and*
- b) where feasible help secure enhancements in accordance with landscape actions in accordance with the Sevenoaks Countryside Assessment SPD.'*
- 49 The surrounding landscape is generally characterised by a landscape enclosed by areas of dense trees with occasional openings of pasture land. The landform is moderately undulating.
- 50 Overall the site maintains a feeling of openness, with buildings arranged 'campus' fashion around green spaces and mature trees. The site is generally well screened by mature trees and planting to the boundaries. The buildings are remote from the north and west boundaries due to the juxtaposition of the playing fields. The north and west boundaries are screened by Great Brittain's Wood. The South boundary is also well screened by mature trees along the Dibden Lane frontage. The East Boundary is largely screened by the residential plots giving onto Brittain's Lane and by boundary planting. Three bungalows on this frontage, including the School Keeper's accommodation, are owned by the School, and Beaconside to the Southeast also falls within the School curtilage.

Agenda Item 4.1

- 51 A number of concerns have been raised about the impact of the proposal on the public footpath that runs across the northern end of the site. The footpath is located approx. 50m away from the northern elevation of the proposed building. In comparison to the existing building, the northern elevation would extend 0.5m higher and 6.9m further to the west. In the context of the site, given the existing built form on the site, and the large distance and mature screening across and around the site, it is considered that the visual impact of the extended building would be minimal within the wider environment and from the footpath.
- 52 The new extension would remain well screened behind the existing Sports Hall building to the south and by the band of trees to the north, east and south. The application requires the removal of four trees and it is proposed that these will be replaced elsewhere. This can be required through imposition of a landscaping condition. Due to the minimal visibility of these trees in the wider landscape, and the comments by SDC Arboricultural Officer, this is considered acceptable.
- 53 Although the proposal will introduce greater built form onto the site on this corner of the AONB designation, the extension is located on land which is already previously developed. The current developments consist of the existing sports hall along with ad hoc buildings – 3 existing equipment sheds and a changing hut. These are impacting on the west and north elevations and would be replaced with the rationalised form of proposed development. Upon reflection, it is considered that the proposal would enhance the appearance of the AONB by presenting a clear delineation between the built form of the school site and the openness of the adjacent AONB through the removal of small ad hoc buildings that have no design cohesion with the sports hall building. The proposed extension would result in one single building which would contain all the necessary provision rationalised within one appropriately designed block. This would result in an enhancement of the AONB compared with the current layout, and would be in accordance with EN5 of the ADMP.
- 54 With the above in mind, it is considered that given the design and siting of the proposal, that it replaces existing built form, and the mature screening of the site, the landscape impact of the proposal would not be harmful and would therefore be acceptable.

The impact of the development upon neighbouring residents

- 55 EN1 of local plan states that proposed development should not have an adverse impact on the privacy and amenities of a locality by reason of form, scale, height, outlook, noise or light intrusion or activity levels including vehicular or pedestrian movements.
- 56 EN2 of ADMP states that proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties by ensuring that the development does not result in excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and where the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties.
- 57 The nearest residential dwellings (not occupied in connection with the school use) are located in excess of 120m to the east of the proposal.

- 58 There is a reasonable distance between the proposal and the nearest dwellings and there are a number of trees in between that would limit any impact from the building.
- 59 The noise generated by the evening use of this facility is unlikely to have a significant impact at these distances.
- 60 The proposal would have a negligible impact on neighbouring amenity

The impact of the development in terms of ecological conservation

- 61 Kent Ecology have advised that they are satisfied with the mitigation measures proposed for bats and have suggested a condition in relation to this, which can be put on the planning consent. They have also made recommendations with regard to tree planting, and the removal of vegetation and buildings in relation to nesting birds. These can also be controlled via conditions.

Any other issues

- 62 Concerns have been raised about the impact of the construction works on the locality. A construction method statement will be required prior to the commencement of any development to ensure that the construction process is managed and appropriate to the locality.
- 63 The Design and Access Statement shows that this application consists of 'phase 2' of the development of the school. Later proposed elements do not form part of this application in anyway and are not relevant to the consideration of this application.
- 64 The main school access, exit and circulation would be unaltered as a result of this development. The proposed parking spaces appear to be of an adequate size and are accessible.
- 65 Policy SP2 of the Core Strategy requires that all new commercial and institutional development will be required to achieve BREEAM very good standards. This will be required by condition
- 66 Concerns have been raised about increased traffic caused by the development. However the proposal is not include for the expansion of the school. It is intended to accommodate the existing pupil requirement for sports provision.

Conclusion

- 67 The proposal would not cause harm to landscape character, neighbouring amenity, highways or the ecological value of the locality. As such, the very special circumstances outweigh the limited harm to the Green belt and the development complies with paragraph 88 of the NPPF.
- 68 For the reasons stated above, the proposal is in accordance with the Development Plan and approval of the application is recommended subject to the appropriate conditions.

Agenda Item 4.1

Background Papers

Site and Block plans

Contact Officer(s): Joanna Russell Extension: 7367

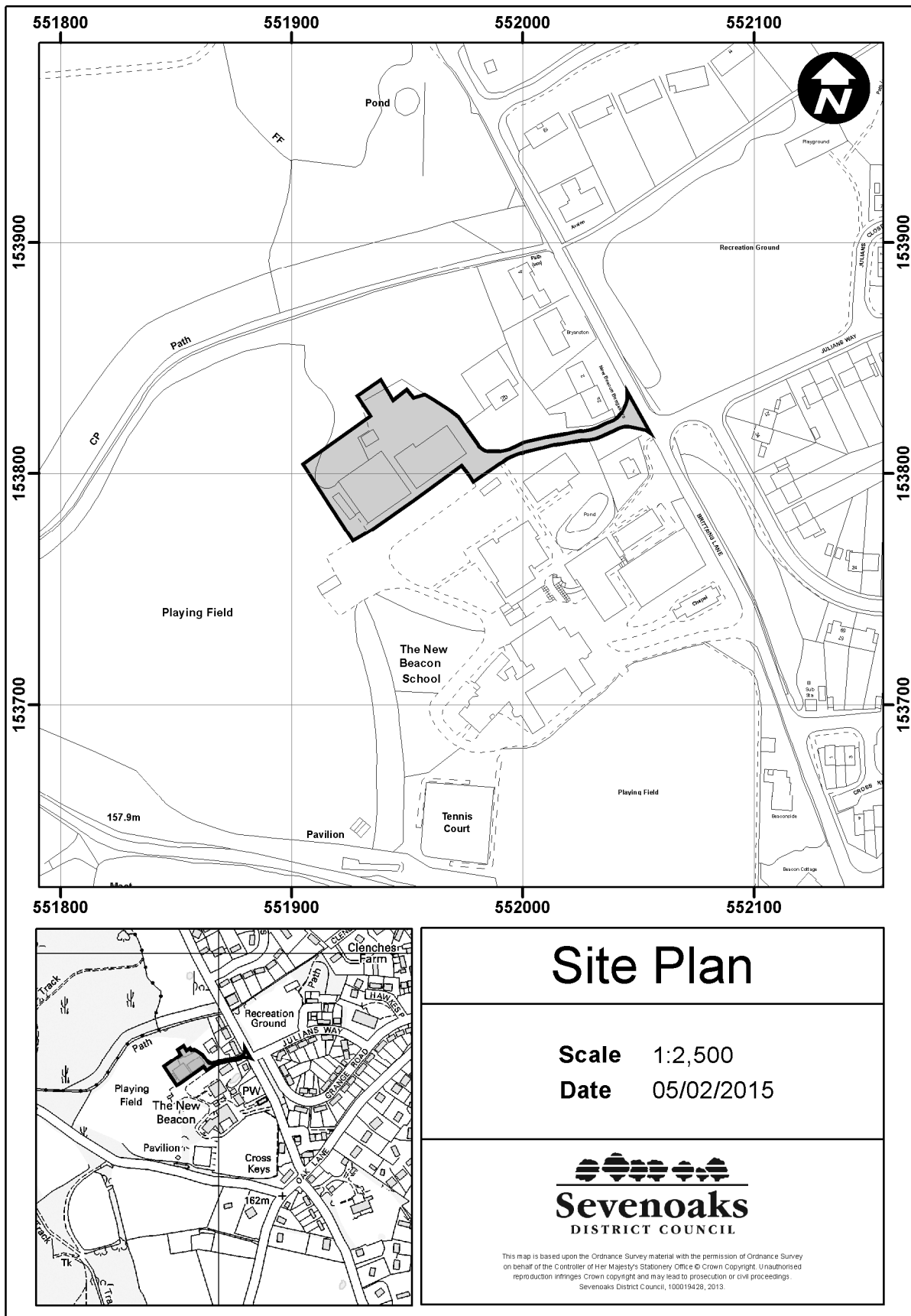
Richard Morris
Chief Planning Officer

Link to application details

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N7RKZVBKGB800>

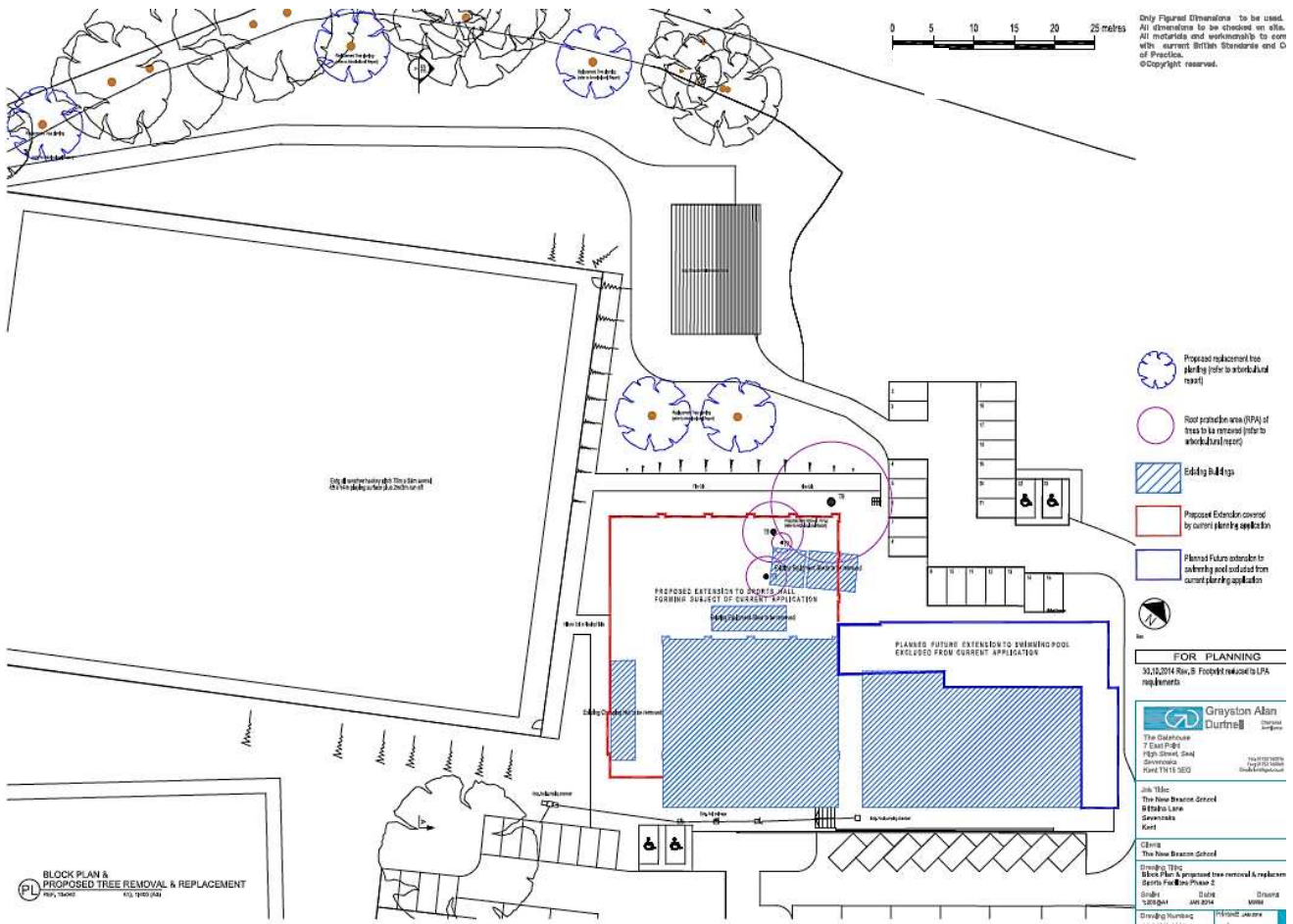
Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N7RKZVBKGB800>



Agenda Item 4.1

Block Plan



4.3 – SE/14/03579/HOUSE Date expired 7 January 2015

PROPOSAL: Demolition of existing outbuilding. Erection of a single storey rear extension.

LOCATION: 48 Granville Road, Westerham TN16 1RS

WARD(S): Westerham & Crockham Hill

ITEM FOR DECISION

The application has been called to Development Control Committee by Councillors Maskell and Bracken so the compatibility of the scheme with Guideline 4/6 of the Westerham and Crockham Village Design Statement which relates to flat roofs can be discussed.

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 development shall be those indicated on the approved plan 1362.

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 Allocations and Development Management Plan.

3) The development shall be carried out in accordance with the following plans, 1362 (proposed only), site plan received 12th November 2014

For the avoidance of doubt and in accordance with proper planning as supported by policy EN1 of the Allocations and Development Management Plan and the National Planning Policy Framework.

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may arise in the processing of their application,
- Where possible and appropriate suggesting solutions to secure a successful outcome,

Agenda Item 4.3

- Allowing applicants to keep up to date with their application and viewing all consultees comments on line (www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate.

In this instance the applicant/agent:

- 1) Was updated on the progress of the planning application.

Description of Proposal

- 1 The proposal is to demolish an existing shed and rear projection on site and to erect a new rear extension that will measure 5m by 5.5m. The proposal will be 3 metres in height.
- 2 The materials will match those on the existing property.

Description of Site

- 3 The application is a semi-detached property within the village of Westerham. The site is part of a residential road and within the AONB.

Constraints

- 4 Area of Outstanding Natural Beauty (AONB)

Policies

Core Strategy:

- 5 Policy – SP1

Allocations and Development Management Plan (Draft):

- 6 Policies - EN1, EN2

Other:

- 7 National Planning Policy Framework (NPPF)
- 8 The Supplementary Planning Document for Householder Extensions (SPD)
- 9 Westerham and Crockham Village Design Statement

Relevant Planning History

10 None relevant

Consultations

Westerham Parish Council

11 Objection:

WTC objects to this application as the flat roof contravenes the Westerham and Crockham Hill Village Design statement.

Representations

12 Neighbours consulted: 2

13 No representations have been received

Chief Planning Officer's Appraisal

14 The principal issues in this instance are the impact of the proposal on the character of the existing dwelling and the wider street scene and the impact on the amenities of the neighbouring properties.

Size, bulk, design and impact on street scene:

15 Policy EN1 of the Allocations and Development Management Plan states that the form of the proposed development, including any buildings or extensions, should respond to the scale, height, materials and site coverage of the area. The design should be in harmony with adjoining buildings.

16 The proposal will be to the rear of the property and although it will be partially visible from public vantage points, it will be set back from the street behind the bulk of the main dwelling. Therefore it will avoid an overbearing impact on the street scene. It will be subservient to the main property and reflect its character in terms of material and design.

17 The Council's Supplementary Planning Document for Householder Extensions (SPD) states that flat roofs should be avoided on prominent and large rear extensions. Given that the proposal is entirely to the rear of the site and not widely visible, or prominent. Therefore, the proposal will comply with this guidance.

18 Guideline 4/6 of the Westerham and Crockham Village Design Statement (VDS) states that:

'Flat roofs are not acceptable; any future buildings should have pitched roofs, in keeping with the existing roofscapes of the town'

19 Whilst the Parish comments are noted, Section 4 of the VDS relates to large buildings within the town centre, rather than extensions to residential buildings.

Agenda Item 4.3

- 20 In addition, a review of Granville Road, shows that flat roofed extensions are a feature of the area, with many properties such as numbers 34, 19 and 2 Croft Road have single storey flat roof side extensions and outbuildings, which are more prominent in the street scene than this proposal would be.
- 21 This establishes that flat roofs are already a common feature in the street scene, and the current proposal, which is set well back behind the main dwelling, will not have a negative impact on the character of the area.
- 22 The proposal will be compatible in terms scale, height and materials and site coverage of the area, and would not have an unacceptable impact on its character. Therefore, taking into account guidance in the VDS, the proposal would comply with policy EN1 of the Allocations and Development Management Plan.

Area of Outstanding Natural Beauty

- 23 With reference to the Countryside and Rights of Way Act 2000, Section 85 of that Act requires decision-makers in public bodies, in performing any function affecting land in an Area of Outstanding Natural Beauty, to have regard to the purpose of conserving and enhancing the natural beauty of that area.
- 24 The proposal will be for a single storey rear extension in an area where flat roof extensions are a typical and visible feature. It will not have a detrimental impact on the character of the street scene, and would have materials to match the existing dwelling. Therefore the design of the proposal will conserve and enhance the AONB.

Impact on residential amenity:

- 25 Policy EN2 of the Allocations and Development Management Plan states that proposals should provide adequate residential amenities and should not result in excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion.
- 26 Neighbours to the rear of 48 Granville Road are at a lower level, some overlooking from kitchen windows on rear elevation. However due to the difference in heights between the two properties there are currently clear views from the back garden of 48 Granville Road into the rear garden of this neighbour. However these views are already mitigated by the distance between the two properties.
- 27 50 Granville Road and 48 Granville Road are open to each other and the proposal will result in French doors which will serve a kitchen and look directly into the private amenity space of no. 50.
- 28 The Supplementary Planning Document for Householder Extensions (SPD) (para. 4.15) states that, to *protect overlooking a side wall facing a neighbour should not normally contain windows unless privacy can be retained...*
- 29 Whilst it is acknowledged that there is currently no boundary treatment between 50 and 48 Granville Road a two metre high fence, or soft boundary treatment could be erected without the need for planning permission.
- 30 Therefore the proposal will comply with policy EN1 of the Sevenoaks District Local Plan and policy EN2 of the Allocations and Development Management Plan.

- 31 46 Granville Road has a rear extension similar in length to the existing rear projection at 48 Granville Road. The proposal will not extend any further to the rear than the existing rear projections at both properties. Therefore the proposal will not result in any loss of daylight or outlook to 46 Granville Road.
- 32 The proposal will therefore comply with policy EN2 of the Allocations and Development Management Plan and the National Planning Policy Framework.

Conclusion

- 33 The proposal will not have an unacceptable impact on the street scene or the character of the dwelling house, and will not have an unacceptable impact on the amenities of the neighbouring dwellings.
- 34 The proposal will comply with local policy and the National Planning Policy Framework.

Background Papers

Site and Block plans

Contact Officer(s): Deborah Miles Extension: 7360

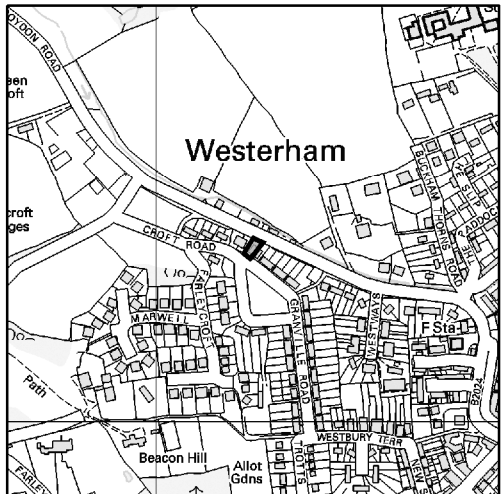
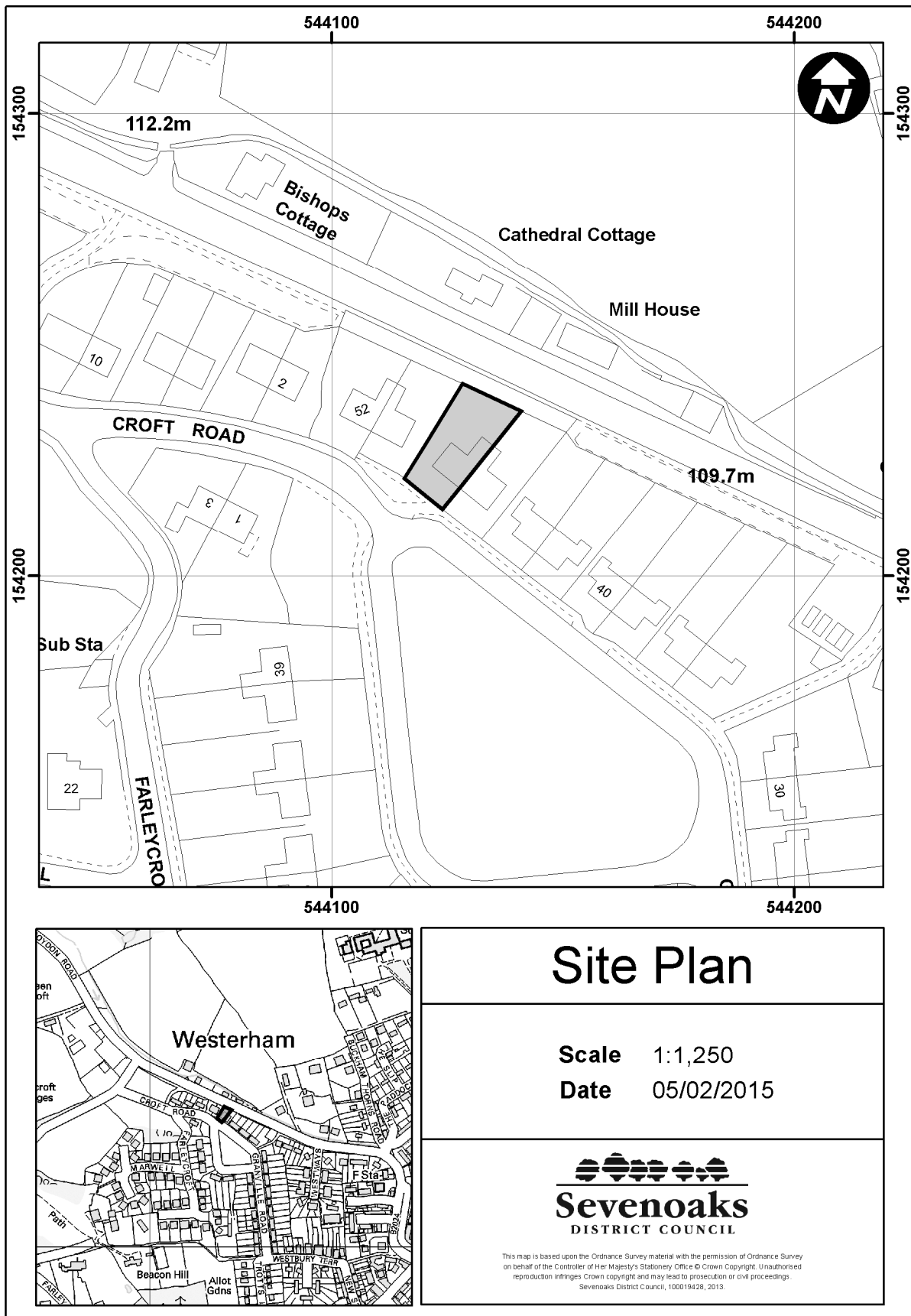
Richard Morris
Chief Planning Officer

Link to application details

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NEXFHDBK0L000>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NEXFHDBK0L000>



Site Plan

Scale 1:1,250

Date 05/02/2015



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Sevenoaks District Council, 100019428, 2013.

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4.4 – SE/14/03832/LBCALT Date expired 12 February 2015

PROPOSAL: Subdivision of existing kitchen to form two rooms.
Reorganisation of space/area on ground floor of "Old Barn"
to form kitchen and family room, and repositioning of
staircase. Alterations to fenestration.

LOCATION: Gottys Hill, High Street, Cowden, Kent TN8 7JL

WARD(S): Cowden & Hever

ITEM FOR DECISION

The officer's recommendation is contrary to the Parish Council's. There is currently no Ward member for Cowden and as such this application must be determined at Development Control Committee.

RECOMMENDATION: That listed building consent be GRANTED subject to the following conditions:-

1) The works to which this consent relates shall begin before the expiration of three years from the date of this consent.

In pursuance of section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The proposed stud wall to be erected to subdivide the existing kitchen shall be constructed so that it can be removed at a future date without damaging the surrounding historic fabric of the Listed Building.

To maintain the integrity and character of the listed building as supported by EN1 of the Sevenoaks District Local Plan.

3) No development shall be carried out on the land until details of the external materials to be used for the works hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To maintain the integrity and character of the Listed Building as supported by EN1 of the Sevenoaks District Local Plan.

4) The development hereby permitted shall be carried out in accordance with the following approved plans: 2014/PL/202 Rev A date stamped 18 DEC 2014

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

Description of Proposal

1 'Subdivision of existing kitchen to form two rooms. Reorganisation of space/area on ground floor of "Old Barn" to form kitchen and family room, and repositioning of staircase. Alterations to fenestration.'

Agenda Item 4.4

- 2 The proposal is to add a stud wall to subdivide the existing kitchen to form two rooms. It is also proposed to remove walls within the existing utility, dining room, family room to create an open plan kitchen/family room and to relocate the staircase. Alterations to the fenestration of the property are also proposed with three windows in the ground floor of the eastern elevation being removed, two doors and windows are to be removed on the western elevation and replaced with three sets of sliding doors, a window and door on the northern elevation are to be removed and replaced with one larger window, and a window is to be removed on the south elevation and replaced with a door and window. All of the proposed works (bar the addition of a stud wall to subdivide the existing kitchen to form two rooms) relate to the modern extension to the listed building.
- 3 It is also noted from the plans that it is proposed to create an upper terrace on the existing terrace.

Description of Site

- 4 The application site comprises a two storey Grade II listed building located on the northern side of High Street, Cowden. The listing reads “Late mediaeval small hall house of 2 storeys and attic, 2 windows. Hipped tiled roof with compound ridge stack, diagonal shafts. Small dormer. Weather boarded on rubble foundation with brick quoins. Modern stone square projecting bay with tiled roof. 1st floor half dormer of circa 1600 with moulded eave boards and pendants. Various casement windows and some original small windows with diagonal mullions. Inside inglenook and much exposed timber. Huge arch braces and tie beams, both chamfered, and square crown post with one brace removed for insertion of chimney and now partly walled in.”

Constraints

- 5 Grade II listed
- 6 Area of Outstanding Natural Beauty
- 7 Metropolitan Green Belt

Policies

Sevenoaks District Core Strategy

- 8 Policy –SP1

Sevenoaks District Allocations and Development Management Plan Draft (ADMP)

- 9 Policy – EN4

Sevenoaks District Local Plan

- 10 Policy – EN1

Other

- 11 The National Planning Policy Framework (NPPF)
- 12 Planning (Listed Buildings and Conservation Areas) Act 1990

Planning History

- 13 11/00755/FUL - Construction of outside swimming pool including associated plant & hard landscaping (Retrospective) – Granted.
- 08/00494/LBCALT - Proposed first floor infill extension to existing covered balcony with associated minor internal layout alterations – Granted.
- 08/00488/FUL - Alteration to existing vehicle access position and construction of new driveway including stream culvert – Granted.
- 02/02008/LBCALT - Erection of a single storey timber framed glazed conservatory upon a dwarf wall. Minor elevational alteration – Refused.
- 02/02005/FUL - Erection of a single storey timber framed glazed conservatory. Minor elevational alteration – Refused
- 00/01125/LBCALT - Proposed Alterations to annexe to provide improved accommodation – Granted.
- 92/01678/HIST - Provision of field gate for periodic access to lower garden area – Granted.
- 90/01992/HIST - Alterations to rear dormer to provide new shower room, as amended by plans 8233.06A dated 27th Feb 91(LBC) – Granted.
- 90/01991/HIST - Alterations to rear dormer to provide new shower room, as amended by plan 8233.06A dated 27th Feb 1991 – Granted.
- 89/02169/HIST - Construction of extension to existing garage (LBC) – Granted.
- 89/02166/HIST - Extension to existing garage – Granted.
- SW/5/71/305 – Extension of existing garage and garden room to form bedroom, study and bathroom – Granted.
- SW/5/65/245 – Erection of a double garage and a garden building – Granted.
- SW/5/61/400 – Alterations and additions – Granted.

Consultations

Cowden Parish Council

- 14 “Planning application ref: SE/13/03832/LBCALT - Gottys Hill, High Street, Cowden
- 15 Members of the Planning Committee of Cowden Parish Council have recently considered the planning application referenced above.
- 16 Members noted the proposed changes to fenestration, which would require removal of leaded light windows to be replaced by plain glass. Members consider that such a change would not be in keeping and would detract from the character of the property.

Agenda Item 4.4

17 In addition, Members raised questions regarding the provenance of buildings. The information provided with the planning application makes reference to the barn and the belief that this was converted in the 1970's. Members have questioned whether or not this is the case, with a view expressed that it may have been built (rather than converted) during the 1970's. The questions in respect of provenance, raise a further point as to whether or not the proposed development exceeds development allowable based on previous extensions made to the property. Members consider that there is a risk that further development at the site will result in loss of character to the original listed development."

18 The Society for the Protection of Ancient Buildings – SPAB -

"Thank you for sending the Society details of this application for internal reordering and external alterations to this Grade II listed property.

The majority of the proposed alterations are within the existing envelope of the 1970s barn conversion and would not appear to have any impact upon the fabric of the historic core of the house. We therefore have no objection to this application.

However, we also note that the proposal includes the insertion of a new partition within the kitchen. We would suggest that this should be constructed so that it can be removed at a future date without damaging the surrounding historic fabric."

SDC Conservation Officer

19 "No objection as all work relates to the modern extension. Please condition as per SPAB's comments on the reversibility on the new stud wall within the historic core."

20 No response from; Ancient Monument Society, The Council for British Archaeology, Georgian Group, Twentieth Century Society, Victorian Society.

Representations

21 None received.

Chief Planning Officer's Appraisal

Principal Issues

Impact on the listed building

22 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.

23 Paragraph 131 of the NPPF states that in determining planning applications, local planning authorities should take account of:

Agenda Item 4.4

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
 - The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
 - The desirability of new development making a positive contribution to local character and distinctiveness.
- 24 Policy EN4 of the ADMP states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.
- 25 The Society for the Protection of Ancient Buildings (SPAB) have outlined that the majority of the proposed alterations are within the existing envelope of the 1970s barn conversion and would not appear to have any impact upon the fabric of the historic core of the house. SPAB outline that they have no objection to this application. SPAB suggest a condition regarding the new partition wall within the kitchen and ensuring this is constructed so that it can be removed at a future date without damaging the surrounding historic fabric.
- 26 The Council's Conservation Officer has outlined that there is no objection to the work as it all relates to the modern extension. The Conservation Officer advises that SPAB's recommended condition on the reversibility on the new stud wall within the historic core should be attached.
- 27 I have discussed the proposed upper terrace with the Council's Conservation officer. The Conservation officer advised that there were no concerns with the creation of an upper terrace in regards to the listed building, as it would not harm the setting of the listed building.
- 28 With the proposed works being to the 1970s barn conversion and not to the historic dwelling it is considered that the proposed works would not harm the historic significance of the listed building or its setting. Concern was raised by the Parish Council regarding the loss of leaded light windows to be replaced by clear glass. The proposed alterations to the window and door openings occur within the modern section of the dwelling at this site. The existing window and door openings in this section of the building are of no historical significance. As such the loss of the existing window and doors openings is not of concern and would not harm the character and setting of the listed building.
- 29 As the proposal will have no harm on the historic significance of the listed building, the proposal complies with the NPPF and policy EN4 of the ADMP. It is considered that the proposed works would preserve the listed building and its setting, in compliance with Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Issues

- 30 Cowden Parish Council raised concerns regarding the provenance of buildings. The information provided with the planning application makes reference to the barn and the belief that this was converted in the 1970's. Members have questioned whether or not this is the case, with a view expressed that it may have been built (rather than converted) during the 1970's. The questions in respect of

Agenda Item 4.4

provenance, raise a further point as to whether or not the proposed development exceeds development allowable based on previous extensions made to the property. Members consider that there is a risk that further development at the site will result in loss of character to the original listed development.

- 31 This application is for Listed Building Consent, not planning permission. Green Belt issues would be considered within a planning application but are not a material consideration for listed building consent applications. In any case the proposed works do not enlarge the building at Gottys Hill, High Street, Cowden.
- 32 The proposal includes alterations to the fenestration, which includes the insertion of folding doors, doors and windows which do not match in appearance the host property. In addition an upper terrace is proposed on top of an existing terrace. This upper terrace would be over 300mm from natural ground level. In addition to Listed Building Consent, planning permission would be required for these works.

Access Issues

- 33 None relating to this application.

Conclusion

- 34 I consider that the proposed development would conserve the significance of the listed building. Consequently the proposal is in accordance with the development plan and therefore the Officer's recommendation is to approve.

Background Papers

Contact Officer(s): Hannah Weston Extension: 7387

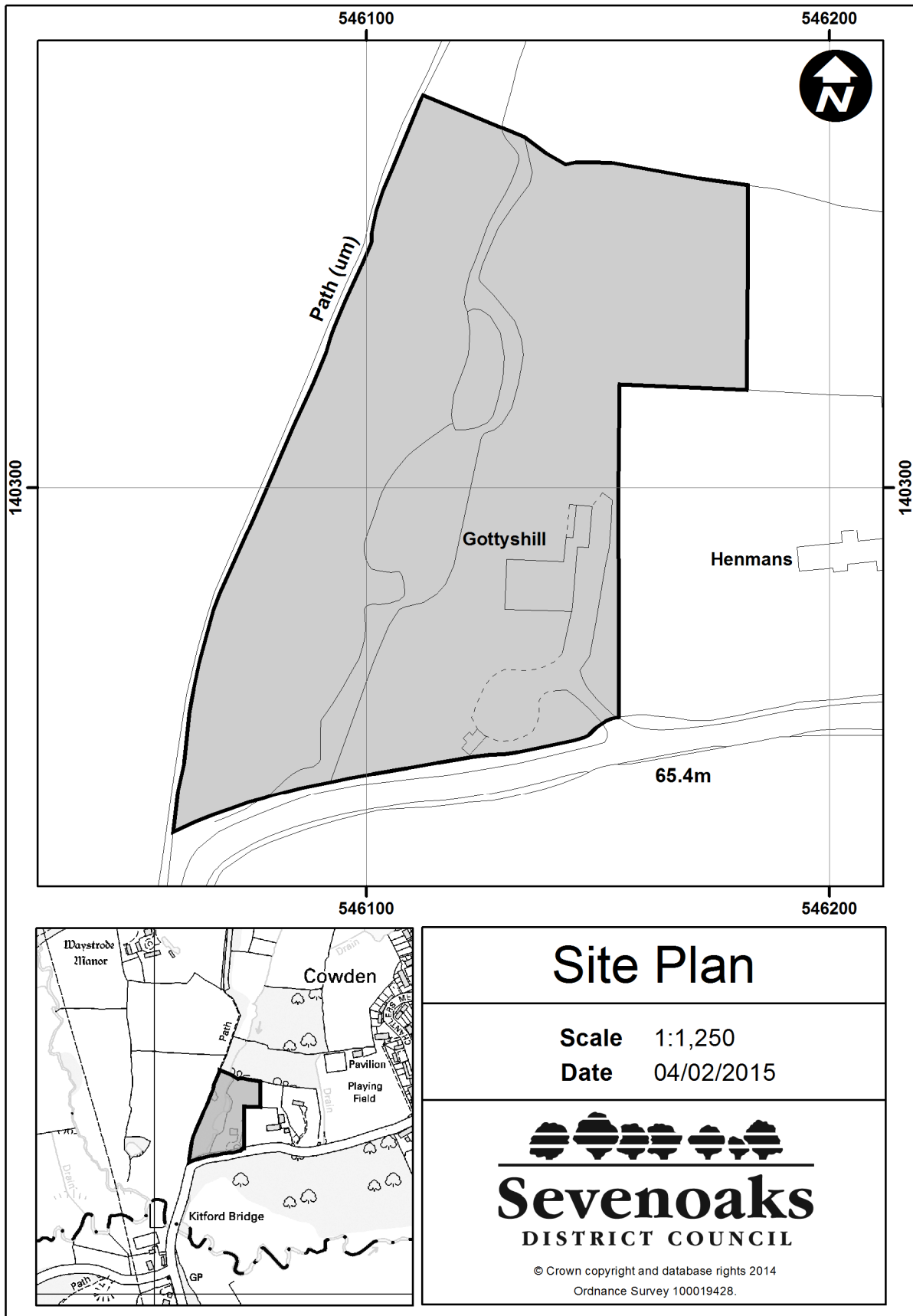
Richard Morris
Chief Planning Officer

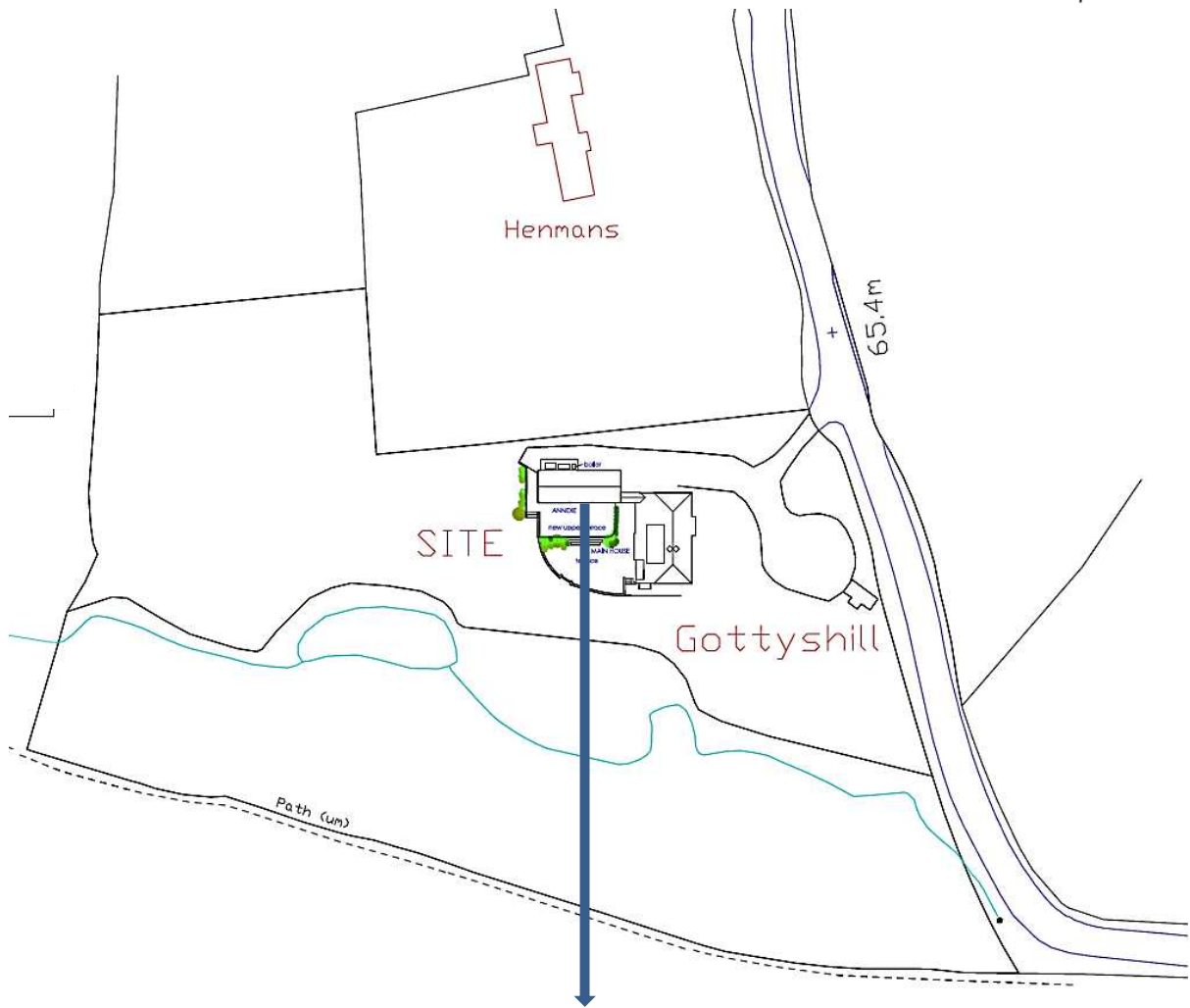
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<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NG9KEHBK0L000>

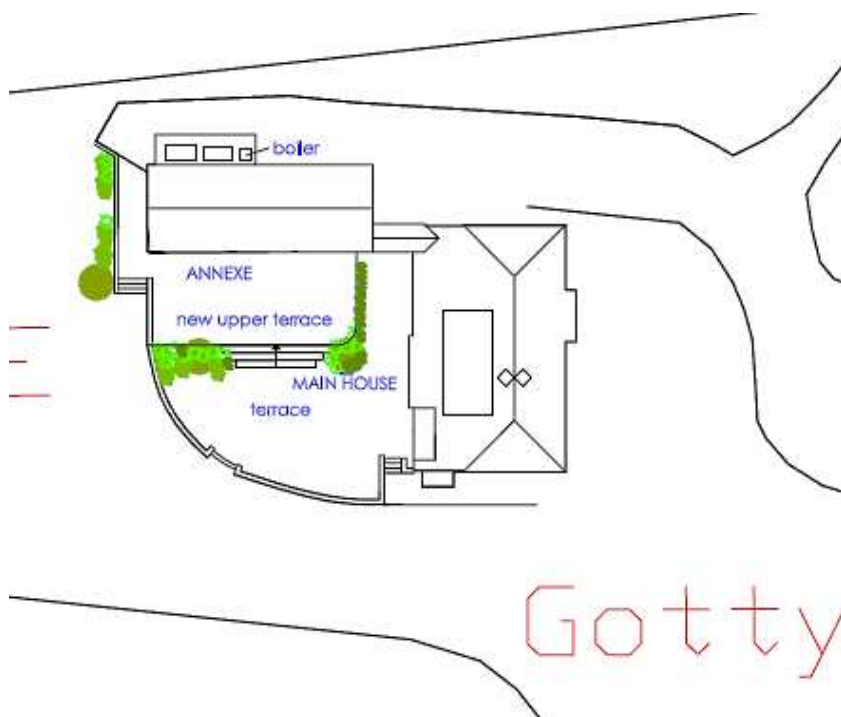
Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NG9KEHBK0L000>





EXTRACT FROM BLOCK PLAN



Agenda Item 4.5

- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate.

In this instance the applicant/agent:

- 1) Was updated on the progress of the planning application.

Description of Proposal

- 1 The application seeks a single storey rear extension, with rooflights, which would extend 4 metres beyond the rear wall of the dwellinghouse. The rear extension would have a flat roof which would join to the existing at approximately 2.7 metres to the eaves and 3 metres to the ridge.
- 2 The application also comprises a single storey front extension to create a porch which would total 3.18 square metres. The pitched roof would be approximately 2.3 metres to the eaves and 3.7 metres to the ridge.
- 3 Also proposed are alterations to the fenestration, including the removal of a large window and replacement with a door and smaller window on the side elevation.

Description of Site

- 4 The property is a two storey semi-detached dwelling located on the northern side of Main Road, Knockholt.
- 5 Main Road itself comprises semi-detached dwellings, of similar age and style on the northern side, with community buildings such as the village hall and recreation ground on the southern side.

Constraints

- 6 No relevant constraints.

Policies

Sevenoaks District Core Strategy

- 7 Policy – SP1

Sevenoaks District Allocations and Development Management Plan (ADMP)

- 8 Policies– EN1, EN2

Other

- 9 National Planning Policy Framework (NPPF)

10 Residential Extensions Supplementary Planning Document (SPD)

Relevant Planning History

11 No recorded planning history.

Consultations

Knockholt Parish Council

12 No objection if SDC planning are satisfied there are no adverse effects on 6 Elmtree Cottages.

Representations

13 None received.

Chief Planning Officer's Appraisal

14 The main issues for consideration of this planning application are:

- Design and appearance
- Impact on neighbouring amenity
- Other considerations

Design and Appearance

15 Policy SP1 of the Core Strategy states that all new development should be designed to a high quality and should respond to the character of the area in which it is situated. Policy EN1 of the ADMP expands on this and states that the form of the proposed development should respond to the scale, height, materials and site coverage of the area.

16 The Residential Extensions SPD states that the scale, proportion and height of an extension should also respect the character of the existing building. This SPD also suggests that the materials of new windows and doors should match those of the original dwelling.

17 These policies broadly conform with Paragraph 17 of the NPPF, which states that planning should take into account the varying roles and character of different areas. The above policies can therefore be afforded some weight in the assessment of the proposal.

18 The proposed single storey rear extension would extend from the original dwelling by 4 metres to match the existing building line. The proposed flat roof would match the existing in both height and materials. Although the Residential Extensions SPD recommends that flat roofs should be avoided, in this case it is deemed an acceptable proposal as any style other than a flat roof would be out of keeping and appear too bulky in comparison with the existing extension. The use of matching windows for the proposed rear elevation and repositioning of the rear door are considered acceptable as it would create uniformity in the design while improving natural light levels to the dwelling.

Agenda Item 4.5

- 19 The proposal would be similar to those already existing in the locality thus would not be out of character with the area, particularly as the extension would also be obscured from the street scene so would not have a harmful impact upon the character of Main Road. The proposed roof lights would not extend beyond the ridge of the flat roof thus would be completely obscured from view. It is considered that the rear extension would therefore comply with Policy SP1 of the Core Strategy, Policy EN1 of the ADMP and the Residential Extensions SPD.
- 20 The alterations to the fenestration on the side elevation of the original dwelling would not be visible from the street scene and would use materials to match the existing, thus would not harm the character of the existing dwelling nor the character and appearance of the wider area.
- 21 The proposed single storey front extension would facilitate the creation of a porch and would be fairly modest at 3.18 square metres. The porch could appear slightly bulky in relation to the street scene due to the pitch of the roof and scale of the window. Main Road is primarily characterised by two storey semi-detached properties with little alteration to the original front elevations. It therefore has to be considered whether this proposal would have a negative impact upon the overall street scene.
- 22 From the site visit it is clear that whilst the majority of neighbouring properties have few alterations to the front elevation, there are a few properties that have had similar front extensions and in these cases the extensions cover larger site areas than the one proposed for 7 Elmtree Cottages.
- 23 On balance it is considered that any concerns in regards to the appearance of the proposed porch overall would not cause harm to the existing dwelling or the wider street scene, as the proposal would be similar in terms of scale, height and site coverage with other buildings in the locality as under Policy EN1 of the ADMP.

Amenity impact

- 24 Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development while ensuring it would not result in overlooking or visual intrusion and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties.
- 25 This policy broadly conforms with Paragraph 17 of the NPPF, that planning should always seek to secure a good standard of amenity for all existing and future occupants, thus they can be afforded some weight in the assessment of the proposal.
- 26 The Residential Extensions SPD states that the impact of a proposal on neighbouring properties can be calculated by using the 45 degree test. The test was applied to both the proposed front porch extension and the proposed rear extension and they passed on both the plans and elevations. Therefore, it is considered that there will be no significant loss of light to either 6 or 8 Elmtree Cottages.
- 27 The porch would extend 1.3 metres from the front elevation, so would not project excessively nor obstruct the view from the adjoining property. Thus it is considered that the front porch extension would not result in overlooking or visual

intrusion, particularly as there would be no windows in the side elevations. Consequently, there would be no overwhelming harm to neighbouring amenity.

- 28 The alterations to the fenestration include the replacement of a large side window with a door and smaller window. The siting of the dwelling, being further forward than the neighbouring semi-detached properties, means that the proposed window would not overlook the side window of 6 Elmtree Cottages. The reduction in size and relocation of this window is welcomed as it would protect the privacy of 6 Elmtree Cottages by reducing the outlook.
- 29 Knockholt Parish Council commented that they would have no objection providing there were no adverse effects on 6 Elmtree Cottages. For the reasons stated above it is considered that there would not be any harm to this neighbouring property, nor the adjoining 8 Elmtree Cottages.

Other Considerations

Community Infrastructure Levy (CIL)

- 30 The Council adopted the Community Infrastructure Levy on 18 February 2014 and began charging on applications approved from the 4th August.
- 31 The application is not CIL liable as it falls below 100 square metres.

Conclusion

- 32 That permission is granted for the proposal.

Background Papers

Site and Block plans

Contact Officer(s): Sarah Cottingham Extension: 7481

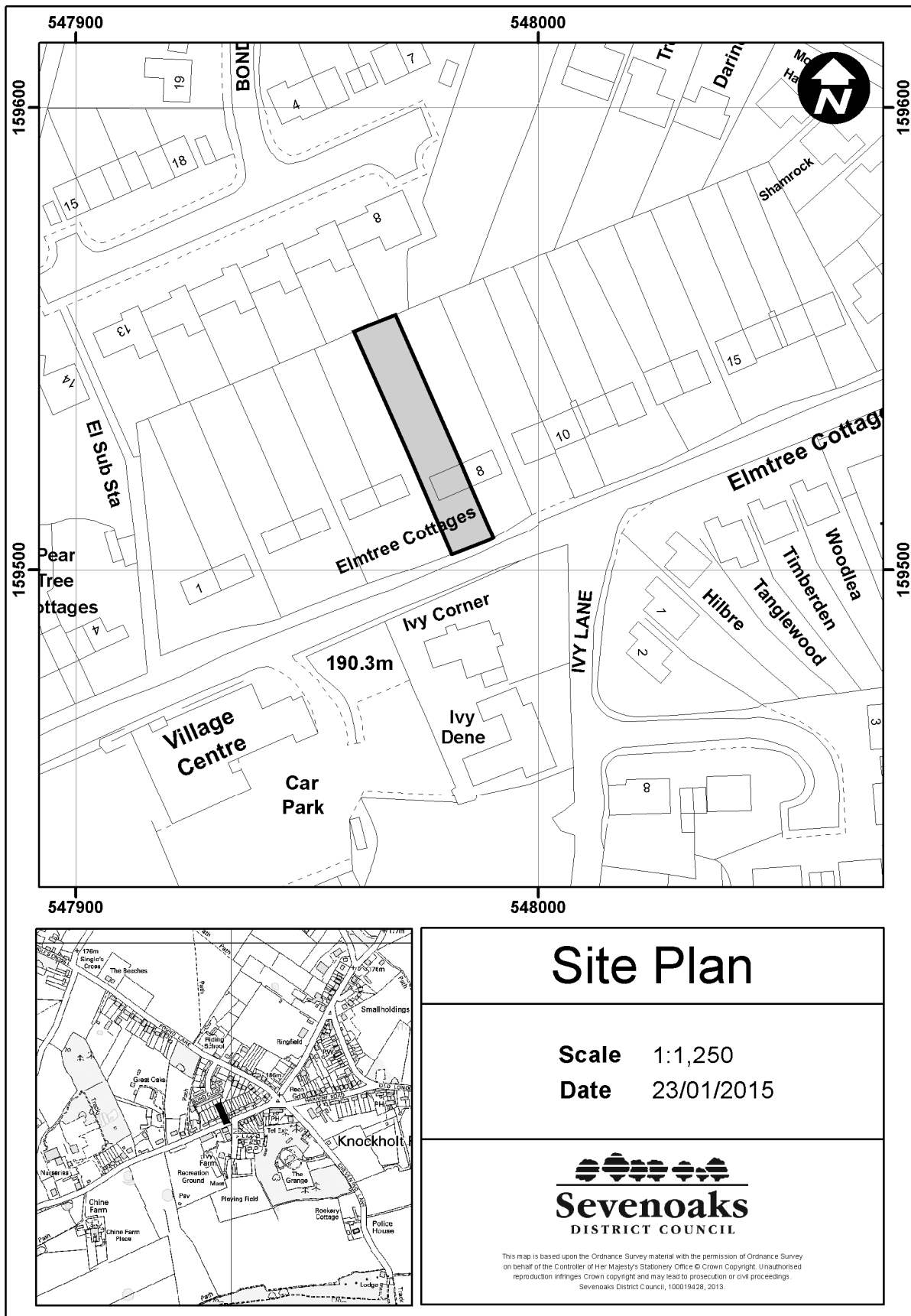
Richard Morris
Chief Planning Officer

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Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NFP6JGBK0L000>



Site Plan

Scale 1:1,250

Date 23/01/2015



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Planning Application Information on Public Access – for applications coming to DC
Committee on Thursday 19th February 2015

Item 4.1 – SE/14/02059/FUL – New Beacon School, Brittain's Lane, Sevenoaks
TN13 2PB

Link to application details

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N7RKZVBKGB800>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N7RKZVBKGB800>

Item 4.2 - SE/14/03870/CONVAR – Waitrose, Mont St Aignan Way, Edenbridge TN8 5LN

Link to application details

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NGERMBBKIOF00>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NGERMBBKIOF00>

Item 4.3 – SE/14/03579/HOUSE - 48 Granville Road, Westerham TN16 1RS

Link to application details

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NEXFHDBKOL000>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NEXFHDBKOL000>

Item 4.4 – SE/14/03832/LBCALT - Gottys Hill, High Street, Cowden TN8 7JL

Link to application details

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NG9KEHBKOL000>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NG9KEHBKOL000>

Agenda Item

Item 4.5 SE/14/03716/HOUSE - 7 Elmtree Cottages, Main Road, Knockholt TN14 7JB

Link to application details

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NFP6JGBK0L000>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NFP6JGBK0L000>