

07 April 2016 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks
Despatched: 30.03.16



Development Control Committee

Membership:

Chairman, Cllr. Williamson; Vice-Chairman, Cllr. Thornton
Cllrs. Ball, Barnes, Bosley, Brown, Clark, Cooke, Edwards-Winsor, Gaywood, Hogg,
Horwood, Mrs. Hunter, Kitchener, Layland, Parkin, Purves, Raikes and Miss. Stack

Agenda

	Pages
Apologies for Absence	
1. Minutes To approve the minutes of the meeting of the Committee held on 10 March 2016, as a correct record	(Pages 1 - 4)
2. Declarations of Interest or Predetermination Including any interests not already registered	
3. Declarations of Lobbying	
4. Planning Applications - Chief Planning Officer's Report	
4.1 SE/15/03889/FUL - Land South of 12 Knole Way, Sevenoaks TN13 3RS Erection of 5 bed detached 2 storey dwelling	(Pages 5 - 16)
4.2 SE/16/00066/HOUSE - Kent House , The Green, Otford, Sevenoaks TN14 5PE Demolition of existing garage and shed. Erection of a single storey rear and side extension together with alteration to entrance gateway and swimming pool in garden.	(Pages 17 - 30)
4.3 SE/16/00774/DEMNOT - Swanley Working Men's Club, 18 High Street, Swanley BR8 8BG Demolition of working men's club and bank buildings	(Pages 31 - 38)

4.4 **SE/15/03980/HOUSE - Broomwood , Woodland Rise, Sevenoaks TN15 0HY** (Pages 39 - 54)

Demolition of single storey side double garage and rear veranda roof. Erection of two storey extension including attic rooms to west.

Erection of single storey extension with basement below, and indoor pool to north east. Erection of double garage. External and internal alterations.

EXEMPT INFORMATION

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.

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

Should you need this agenda or any of the reports in a different format, or have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227247 or democratic.services@sevenoaks.gov.uk.

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, 4 April 2016.

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.

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 10 March 2016 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Clark, Edwards-Winsor, Gaywood, Horwood, Mrs. Hunter, Layland, Parkin, Purves, Raikes and Miss. Stack

Apologies for absence were received from Cllrs. Barnes, Bosley, Cooke, Hogg and Kitchener

Cllrs. Maskell and Piper were also present.

83. Minutes

Resolved: That the Minutes of the Development Control Committee held on 18 February 2016 be approved and signed by the Chairman as a correct record.

84. Declarations of Interest or Predetermination

There were no additional declarations of interest or predetermination.

85. Declarations of Lobbying

There were no declarations of lobbying.

Reserved Planning Applications

The Committee considered the following planning applications:

86. SE/15/03943/FUL - Entre Nous Lingerie, Market Square House, 22A Market Square, Westerham TN16 1AR

The application sought permission for the change of use of Unit 2, ground floor (formerly "Entre Nous") to financial and professional service use (A2). No internal or external alterations were proposed.

The application was referred to the Committee at the request of Councillor Esler, due to concerns about the loss of the unit.

The Committee was addressed by the following speakers:

Against the application:	-
For the application:	Trevor Downing
Parish Representative:	Cllr. Bird
Local Member:	Cllr. Maskell

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Development Control Committee - 10 March 2016

Members asked questions of clarification from speakers and officers.

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

Members discussed the number of A1 and A2 units in Westerham and the impact the change of use could have on footfall within and the vibrancy of the High Street.

The motion was put to the vote and it was

Resolved: 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: A11, A12 and A13.

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

87. SE/15/03952/FUL - Market Square House , 22 Market Square, Westerham TN16 1SR

The application sought permission for the change of use of Unit 1, ground floor occupied by "Hunters Estate Agents" to financial and professional service use (A2).The unit was restricted to "the selling of houses with ancillary design and building service" only.

The application was referred to the Committee at the request of Councillor Esler, due to concerns about the loss of the unit.

The Committee was addressed by the following speakers:

Against the application:	-
For the application:	Trevor Downing
Parish Representative:	Cllr. Bird
Local Member:	Cllr. Maskell

Members asked questions of clarification from speakers and officers.

A Member enquired whether the existing condition on the A2 use to a property selling business, imposed in 1980, would still be considered appropriate. Officers confirmed that such a restrictive condition would generally be considered inappropriate.

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

The motion was put to the vote and it was

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

Agenda Item 1

Development Control Committee - 10 March 2016

- 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: A.08, A.09, A.10.

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

THE MEETING WAS CONCLUDED AT 7.48 PM

CHAIRMAN

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4.1- SE/15/03889/FUL Date expired 7 March 2016

PROPOSAL: Erection of 5 bed detached 2 storey dwelling

LOCATION: Land South of 12 Knole Way, Sevenoaks TN13 3RS

WARD(S): Sevenoaks Town & St Johns

ITEM FOR DECISION

This application is being referred to Development Control Committee as the Council owns the land in question.

RECOMMENDATION A: 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) No development shall be carried out on the land until samples of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

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 Allocations and Development Management Plan..

3) The development hereby permitted shall be carried out in accordance with the following approved plans: PL/358/01, PL/358/02 Rev A

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

4) No development shall be carried out unless in full accordance with the Tree Report and Arboricultural Statement by Tree Ventures dated 8th January 2016. Unless specifically set out in the report, no works, storage, activities or changes in levels shall be carried out within a tree protection area, and the protective fencing as shown in the report shall be retained for the duration of the development, unless agreed otherwise in writing by the Local Planning Authority.

To safeguard the visual appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

5) No development shall be commenced until details of any works to prune or crown lift trees and details of routes for any underground services for the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the

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approved details.

To safeguard the visual appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

6) No development shall be carried out on the land until full details of hard and soft landscape works have been submitted to and approved in writing by the Council. Those details shall include:-details of hard-surface finishes- details of any levels changes and retaining features- details of any fences, walls or other means of enclosure-planting plans (identifying existing planting, plants to be retained and new planting);-a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and-a programme of implementation. The development shall be carried out in accordance with the approved details. If within a period of five 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 safeguard the visual appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

7) The parking and garaging shown on the approved plans shall be completed and made available for the parking of vehicles prior to the first occupation of the dwelling hereby permitted, and shall be maintained for such use thereafter.

In the interest of highway safety as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

8) The first floor window(s) in the north facing elevation(s) shall be obscure glazed at all times.

To safeguard the privacy of residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

9) Before development commences, a scheme to manage the retained trees and landscaping for biodiversity purposes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the trees and landscaping shall thereafter be maintained in accordance with the approved scheme.

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

10) The development shall be undertaken in accordance with Section 4 (recommendations for mitigation and further survey) of the Preliminary Ecological Appraisal by KB Ecology dated 04/02/16. Prior to the commencement of development, full details of ecological enhancement measures, as outlined in Section 5 of the report shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be undertaken prior to first occupation of the dwelling and maintained thereafter.

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

RECOMMENDATION B: That if a S106 legal agreement is not completed within 3 months from the date of the Planning Committee then the application shall be refused on the following ground:

- 1) In the absence of a completed S106 legal agreement, the proposed development fails to make provision for affordable housing and is contrary to Policy SP3 of the Sevenoaks Core Strategy.

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,
- 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 of small scale issues which arose during the process of the application and was given time to address it.

Description of Proposal

- 1 The application proposes to erect a detached two storey 5 bed property at the end of the cul-de-sac on Knole Way. The dwelling would measure approximately 11.1 metres in width, up to 14.7 metres in depth, and 9.1 metres in height. A gap of around 5 metres would be maintained to the flank wall of the neighbouring property at 12 Knole Way.

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- 2 The proposal includes a single garage to the side of the property and parking to the front.

Description of Site

- 3 The application site consists of an undeveloped parcel of land of just under 0.1 hectares in size, located at the tip of the cul-de-sac on Knole Way. It contains a number of trees at the front of the site and also along the southern and western boundaries. 4 trees on the site frontage are protected by a TPO.
- 4 The land rises from the front of the site to the rear, and there is also a considerable rise in levels to the south where the plot meets Suffolk Way and the entrance to the Sevenoaks Leisure centre. As a result, the houses on Knole Way are set at a considerably lower level than Suffolk Way. The boundary between the plot and Suffolk Way is marked by a 2 metre high fence.
- 5 Knole Way is a residential street consisting almost entirely of two storey detached family houses.

Constraints

- 6 4 x trees at the front of the site are subject to a TPO
- 7 Source Protection Zone
- 8 Within Sevenoaks Urban Confines
- 9 Adjacent to town centre boundary

Policies

Sevenoaks District Allocations and Development Management Plan (ADMP):

- 10 Policies - EN1, EN2

Sevenoaks Core Strategy:

- 11 Policies - LO1, LO2, SP1, SP2, SP3, SP5, SP7, SP11

Other:

- 12 The National Planning Policy Framework
- 13 The Sevenoaks Residential Character Area Assessment

Consultations

Sevenoaks Town Council

- 14 Sevenoaks Town Council recommended refusal unless the planning officer is satisfied that the proposals comply with guidance set out in the residential character area assessment SPD and that there is no loss of amenity to the amenity of no 12.

Tree Officer

- 15 I have no objections to this proposal for a new build along with the details as supplied for the tree protection and tree pruning as described. I do not consider the proposal to plant Laurel as specified to be appropriate as alternative mixed planting would provide greater benefit to this end of Knole Way. I therefore suggest that a landscaping scheme be conditioned and attached to any consent provided.

Natural England

- 16 No objection raised. Recommend that the impacts on any protected species be assessed against their Standing Advice.

KCC Ecology

- 17 (Revised comments) - We are satisfied that sufficient information has been provided to determine the application. No objections subject to conditions.

Thames Water

- 18 No objection raised.

Representations

- 19 None received.

Chief Planning Officer's Appraisal

- 20 This application is being reported to the Planning Committee as the Council owns the land in question and therefore has a financial interest in the application.

Principal Issues

- 21 The site is located within the built confines of Sevenoaks and policies LO1 and LO2 of the Core Strategy seek for Sevenoaks to be the main focus for development in the District. The site is located in a sustainable position, immediately adjacent to the town centre, and within an existing residential street. It would provide a detached dwelling on a plot of consistent size with other plots on the road, equating to a density of around 10 dwellings per hectare. The erection of a single detached dwelling would be appropriate under SP7 of the Core strategy in order to ensure that the character of Knole Way is not compromised, notwithstanding the low density.
- 22 The main issues identified are set out below.

Impact on the character and appearance of the area

- 23 Policy SP1 of the core strategy states that developments should be high quality and respond to local distinctiveness. Policy SP7 states that the density of development should not compromise the distinctive character of an area. Policy EN1 of the ADMP states that development should be high

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quality, respond to surrounding buildings in terms of height, scale coverage etc, and incorporate natural features such as trees and landscaping.

- 24 The Sevenoaks Residential Character Area Assessment identifies the characteristics of Knole Way as two storey houses in a number of repeated designs, brown tiled roofs, and some with prominent forward facing gables. Typical materials include mock half timber and tile hanging. Houses are on a regular building line and set back behind verges and landscaped front gardens. The building line and uniform spacing of buildings contributes to the cohesive character of the road.
- 25 The application site is a plot of land of very similar scale and characteristics to established housing plots on the road. The proposed dwelling would follow the pattern of detached two storey family dwellings which predominate on this road. The dwelling has been designed to include a projecting gable feature, which is common feature of existing dwellings on the road. The ridge line of the proposed dwelling would be marginally higher (by around 300mm) than the neighbouring dwelling at No 12, although dwellings in the road generally step up in level and height from north to south, and the proposed dwelling would follow this pattern.
- 26 The proposed dwelling would maintain a gap of around 5 metres to the flank wall of No 12, and this would be a typical gap maintained within the street scene.
- 27 The width of the dwelling (excluding the single storey garage) would be comparable to other dwellings in the road. Although the depth of the proposed dwelling would be greater, this building mass would be obscured in part by the dwelling at No 12 and I do not consider that this would unacceptably impact upon the streetscene.
- 28 The proposal would retain protected trees to the front of the site, as well as a number of trees along the southern and western boundaries. This would help maintain landscaping within the road which is a locally distinctive feature. The relationship between the proposed dwelling and protected trees is acceptable to the Tree Officer.
- 29 The dwelling would be sited on a very similar building line to existing dwellings. However due to the circular turning area at the end of the cul-de-sac, the frontage to the dwelling would not be as generous as with other properties in the street. However it would still allow for two parking spaces (including the garage). Notwithstanding this, I consider the most important characteristics of the road would be maintained, those being the strong building line, gap between buildings and retention of important landscaping.
- 30 Taking the above into account, I consider that the proposal would maintain the character and appearance of the area and would preserve local distinctiveness within the road, in accordance with the above development plan policies and supplementary advice.

Impact upon neighbouring amenities

- 31 Policy EN2 of the ADMP states that developments should not have unacceptable impacts upon neighbouring properties.
- 32 The proposed dwelling would be sited immediately to the south of No 12 Knole Way, and would project around 3 metres beyond the rear wall of this property. No. 12 has a number of windows in the side elevation that face into the application site, and would face onto the flank wall of the proposed dwelling at a distance of 5 metres. Three of these are at ground floor level and appear to be to a cloakroom and to secondary windows. A further larger window between the ground and first floor appears to serve as a landing stair window. These windows either do not serve habitable rooms, or are secondary windows to such rooms. As such, I do not consider that the proposed house would unacceptably affect light or outlook to these windows to a point where the living conditions of No 12 would be harmed.
- 33 The dwelling would be sited on the same front building line as No. 12 and as a result would not affect outlook of light to front facing windows. It would project around 3 metres further to the rear than No. 12. However at 5 metres distance from No 12, this rear projection would not contravene the 45 degree light angle test to windows in the neighbouring property, and would not materially affect outlook from these windows.
- 34 The proposed dwelling includes 1 no door in the side elevation facing No 12, and 2 no first floor windows serving bathrooms, which would be obscure glazed, and can be conditioned to remain so.
- 35 Taking the above factors into account, I am satisfied that the proposed dwelling would not have an unacceptable impact on the living conditions of No 12 Knole Way.
- 36 The existing dwelling on the opposite side of Knole Way would be sited around 30 metres from the proposed dwelling and separated by the large turning circle in the road. Given this distance, I do not consider that any undue loss of light, privacy or outlook would occur to this property.
- 37 Overall, I consider that the development would not conflict with Policy EN2 of the ADMP.

Impact upon wildlife and biodiversity

- 38 The application includes ecological surveys which demonstrate that there is a low likelihood of protected species using the site. The County Ecologist is satisfied with this information, but has requested that the bank of trees on the boundary to be retained should be managed for biodiversity purposes. This can be controlled via a planning condition.
- 39 Subject to this, the development would not harm biodiversity, and would accord with SP11 of the Core Strategy.

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Highways safety and parking

- 40 Policy T1 of the ADMP seeks to ensure that developments avoid adverse travel impacts. Policy EN1 of the ADMP requires for developments to provide satisfactory means of access and adequate parking facilities.
- 41 In this instance, the additional traffic generated from one new dwelling would be very modest and I do not consider it would have any adverse highways impacts upon Knole Way or the local highway network.
- 42 The application proposes to provide 2 no parking spaces, one of which would be in a garage. The site lies just outside the town centre boundary and the Kent Highways Interim Guidance Note on Parking, as set out in Appendix 2 of the ADMP, recommends that a maximum of 1.5 spaces are provided for a 4+ bed house in edge of centre locations. The guidance advises that garaging can be included if not a significant proportion of overall provision.
- 43 Given the sustainable location of the site and the provision of 2 spaces in excess of the recommended guidance, albeit that one is a garage space, I consider the parking arrangements to be acceptable.
- 44 Overall I consider the highways and parking impacts to be acceptable under the above policies.

Affordable housing and CIL

- 45 The application includes a draft S106 agreement to secure an affordable housing contribution in accordance with the policy requirement in SP3 of the Core Strategy. The development would also be CIL liable.

Conclusion

- 46 The scale, form and design of the dwelling as proposed would be in keeping with the prevailing character and appearance of existing development in the road, and would not cause any unacceptable impacts on the living conditions of neighbours. It would retain important trees on site and would not adversely impact upon biodiversity. It would provide suitable parking provision and would provide a policy-compliant affordable housing contribution. The development would accord with development plan policies and I recommend that permission be granted, subject to completion of the S106 agreement to secure the affordable housing contribution.

Background Papers

Site and Block Plan

Contact Officer(s): Mr A Byrne Extension: 7225

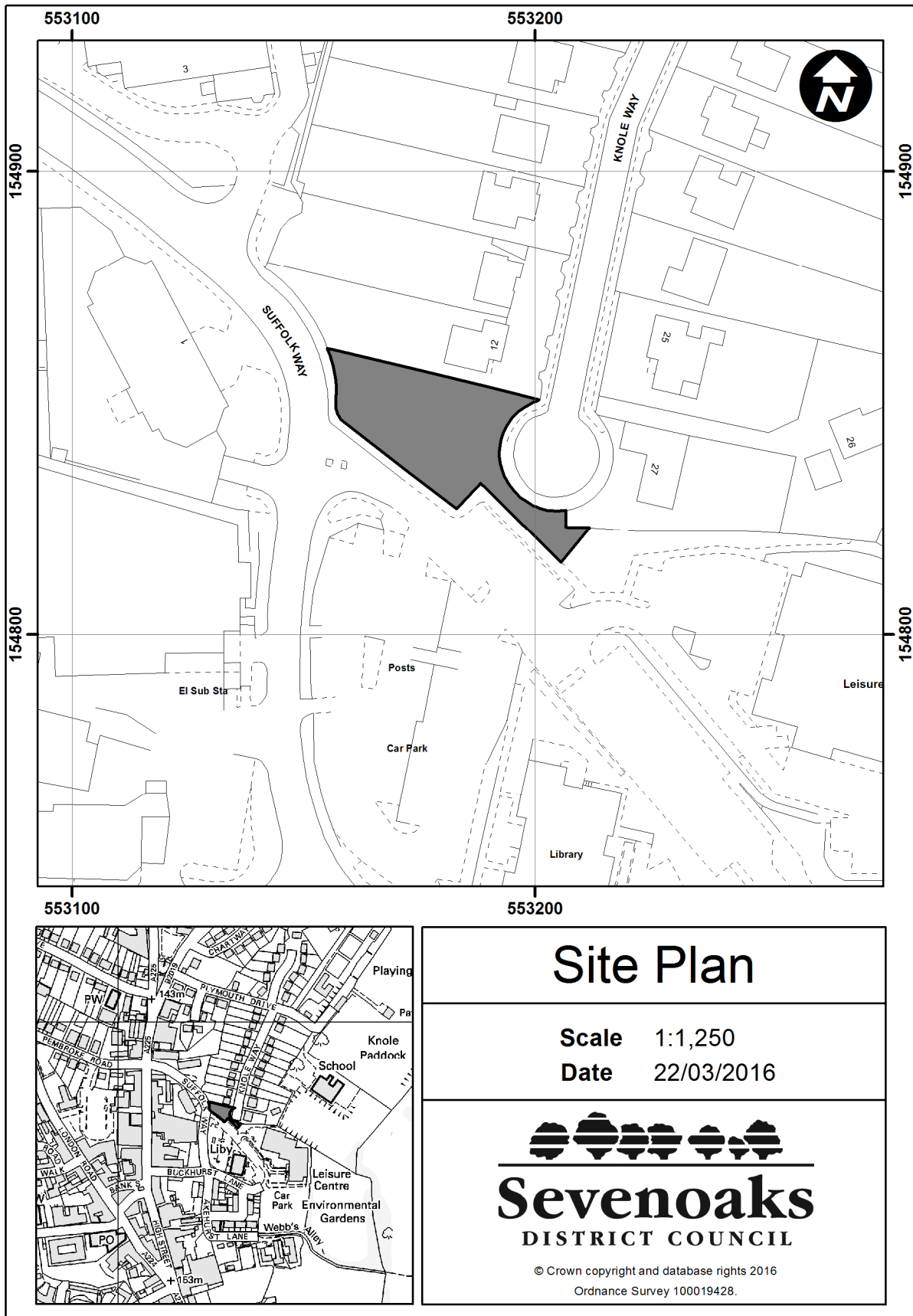
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NZ5JB0BKMJ800>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NZ5JB0BKMJ800>



Site Plan

Scale 1:1,250

Date 22/03/2016



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Ordnance Survey 100019428.



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4.2- SE/16/00066/HOUSE Revised expiry date 29 March 2016

PROPOSAL: Demolition of existing garage and shed. Erection of a single storey rear and side extension together with alteration to entrance gateway and swimming pool in garden.

LOCATION: Kent House , The Green, Otford, Sevenoaks TN14 5PE

WARD(S): Otford & Shoreham

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillor Edwards-Winsor as he feels it is contrary to policies EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan, in that it does not enhance the adjacent listed properties, neither does it better reveal them.

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) No development shall be carried out on the land until samples of the materials to be used in the construction of the external surfaces of the extension hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

To maintain the integrity and character of the building and street as supported by EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan.

3) No development shall be carried out on the land until the applicant, or their agents or successors in title, has secured the implementation of a "watching brief". This shall be undertaken by an archaeologist approved in writing by the Council so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written specification and timetable which has been submitted to and approved in writing by the Council. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

To investigate and record archaeological features as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

4) The development hereby permitted shall be carried out in accordance with

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the following approved plans: 1455 - 06c; 08c; 07c; 09c; 10b; DJ1; DJ2; DJ3

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

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,
- 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 provided the opportunity to submit amendments which led to improvements to the acceptability of the proposal.

Description of Proposal

- 1 Demolition of existing floor roof garage.
- 2 Erection of extension of 9.9m in depth, 5.1m in width (2.4 of which would be sideward of the existing side wall). Extension of 2.6m to eaves, 4.3m to ridge. Extension to be clad white to match existing building.
- 3 Replacement of existing wooden gate on highway elevation with iron bar gate of same height in same location.

Description of Site

- 4 The site consists of Kent House which is located within the built urban confines of Otford. Kent House is located on The Green which abuts the roundabout of Otford Pond. Within the immediate vicinity of the application site there are a mixture of properties, many of which are Listed, exhibiting a variety of uses.
- 5 The site is located within the Otford Conservation Area and is located adjacent to the Grade II Listed Corner House which is to the north of the application site. The site is located within the Kent Downs AONB but not within the Green Belt.

Constraints

- 6 Otford Conservation Area
- 7 Area of Outstanding Natural Beauty - Kent Downs
- 8 Listed Wall at Front of Site
- 9 Neighbouring Listed Building - 'The Corner House'
- 10 Opposite Listed Feature - 'Otford Pond'
- 11 Area of Archaeological Potential

Policies

ADMP:

- 12 Policies - EN1, EN2, EN4, EN5, EN7

Core Strategy:

- 13 Policies - SP1

Other

- 14 Residential Extension SPD
- 15 Otford Village Design Guide
- 16 Otford Conservation Area Appraisal and Management Plan

Planning History

- 17 15/03407/HOUSE - Demolition of existing garage and shed. Single storey rear and side extension together with alterations to entrance gateway and swimming pool in garden. - Refused - 04.01.16

11/01576/FUL - Alterations including 1/2 storey front and second storey rear extensions: raising of roof to side to achieve balanced hip roof ends, gables, balcony, covered porches and loggias. Installation of windows of

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similar design and bay window features. Amendments to SE/10/01495/FUL condition no. 2 materials. - Granted - 16.08.2011

10/01495/FUL - Alterations including 1/2 storey front and second storey rear extensions. Raising of roof height to side to achieve balanced hip roof ends, gables, balcony, covered porches and loggias. Installation of windows of similar design and bay window features. - Granted - 02.08.2010

04/00223/FUL - New additions and rear extension over existing single storey wings of two storey detached dwelling. - Granted - 30.03.2004

Consultations

Otford Parish Council - Objection

- 18 *The proposed development does not comply with EN1 and EN4 of the ADMP within a Conservation Area.*

The proposed development does not enhance the neighbouring Listed Building (The Corner House).

Although the utility area has been removed, this has been replaced by a white faced end wall which will be clearly visible from the street and impacts on the street scene in this sensitive Conservation Area.

The untypical metal trellised gate will do material harm to the character of the Conservation Area and produce a fortified appearance to the development.

The development significantly increases the footprint of the property with the result that the garden area at the rear of the property is considerably reduced.

- 19 After a change in gate design, the Parish commented (Objection):

The amended application does nothing to ameliorate the previous comment in that the untypical metal trellised gate will do material harm to the character of the Conservation Area and produce a fortified appearance to the development.

Conservation Officer - Objection -

- 20 *Kent House is a converted and remodelled former Police Station, occupying a prominent location on the western edge of The Green, in the Otford conservation area. The building is part of an extensive group of Grade II designated heritage assets which includes inter alia, the neighbouring dwelling to the north, the front boundary wall, the adjacent telephone kiosk and the Village pond. Long views exist in all directions across the open space of The Green and the group as a whole makes a notable contribution to the distinctive qualities of the conservation area.*

Front boundary treatment

- 21 *Reasonable evidence has been provided to substantiate the claim that the southern gate pier is of no historic interest and in consequence, there is no objection to the proposed alteration. There is also no objection in principle to the installation a front gate, as it is independently mounted and will have no impact on the fabric of the listed wall. However, there is some concern over the design of the gate. The host wall and adjacent boundary treatments are modest and somewhat rustic in character. In this context, the proposed gate appears inappropriately modern and 'grand', and a more traditionally styled timber gate should be proposed. The listing description of the boundary wall identifies all the elements fronting the Green as being part of a historically significant group and it is important to maintain the present cohesive character.*

Rear/side addition

- 22 *The existing out buildings are of no consequence from the conservation perspective and there is no objection to their demolition. Construction of a modestly scaled rear addition is acceptable in principle, as the presence of the new element will be barely perceptible from The Green. However, in order to avoid crowding the neighbouring listed building and obscuring an important gap between two buildings of disparate form and style, the new work should not project beyond the existing northern building line of Kent House.*

Conclusion

- 23 *Although there is no objection in principle to the installation of a front gate and construction of a modestly scaled and discretely sited rear addition, the proposal in the present form harms the significance of a number of designated heritage assets.*
- 24 *Para 137 of the NPPF states that new development within conservation areas and the settings of listed buildings should 'enhance or better reveal' the significance of the designated heritage assets. The present proposal does neither, as it crowds the neighbouring listed building, obstructs an important gap and introduces a gate of alien appearance to a historic and visually prominent frontage.*
- 25 *The proposal is thus contrary to Para. 132 of the NPPF, which requires great weight to be given to the conservation of designated heritage assets and notes that significance can be harmed or lost through alteration and unsympathetic development. Refusal of the proposal in the present form is therefore recommended in terms of Policy EN4.*

Oxford Heritage Society - Objection

- 26 *The application seeks to increase the area of the building to [at] least 175% of the original dwelling, resulting in overdevelopment in this, the iconic corner of this historic village..... Together with the proposed swimming pool in what is left of the garden, cannot but be detrimental to the neighbouring properties.*

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- 27 *We therefore urge rejection of the inappropriate application to further enlarge the dwelling. The site is within the area enclosed by Listed form boundary wall of a substantial dwelling, a ‘capital messuage’ occupied by one Richard Goodall, gent, in 1605, which was built hereabouts sometime in the sixteenth century, and of which very little is known.*
- 28 *Should SDC be minded to grant this latest application despite the local opposition due to its scale and inappropriateness to the location, it should certainly be subject to an Archaeological condition’.*

Representations

- 29 Neighbour Objection - Concern over mass; proximity to Corner House; visual impact on Listed Asset ‘Otford Pond’; Increase in footprint of ‘80%; impact on amenity (light) to Corner House residents; untypical metal gate; fails to provide ‘*positive architectural benefit*’.

Chief Planning Officer’s Appraisal

Previous Alterations to the Building

- 30 The property subject to this application has undergone significant works in the recent past, approved under the references within the history section above.
- 31 The scheme involved the erection of front and rear extensions. The front extension facilitated the use of a hall and cloakroom at ground floor level and a study at first floor level. The rear extension facilitated an extension to an existing bedroom and extension of an en-suite. The first floor rear extension is a covered open porch and loggias. Both included roof pitched. The roof height of the property at the northern end was increased to match the southern end and timber windows were installed.

Principal Issues

- 32 The proposed development will be assessed in relation to the policies that are relevant, outlined in the Policies section above, an overview of the policies and their contents is given below.
- 33 The NPPF identifies a set of core land-use planning principles that should underpin decision-taking. One of these core principles is to ‘*always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings*’ (Para 17).
- 34 The NPPF also states that ‘*The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people*’ (Para. 56).

Demolition

- 35 Part of this application requires the demolition of an existing garage and shed. The garage and shed are both relatively modern addition to the plot, and are of no value to the Conservation Area or setting of the Listed Buildings or ‘Important Grouping’. I conclude that the demolition of the garage and shed are satisfactory in the Conservation Area.

Impact on character and appearance of the area

- 36 Policy SP1 - *Design of New Development and Conservation of the Core Strategy states that ‘All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated’* (pp.60).
- 37 Policy EN1 - *Design Principles of the ADMP states that the form of the proposed development should respond to the scale, height, materials and site coverage of the area. It continues that the layout of the development should respect the topography and character of the site and surrounding area.*
- 38 The Residential Extensions SPD states that development should ‘*respect the original dwelling with careful design*’ (p.20), and further that ‘*the scale, proportion and height of an extension should respect the character of the existing building unless there is a strong justification for an alternative approach and should fit unobtrusively with the building and its settings. The form of extension should be well proportioned and present a satisfactory composition with the house. The extension should normally be roofed to match the existing building in shape*’ (p.12). This statement is supported by policies EN1 which states that ‘*the form of the proposed development would respond to the scale, height, materials and site coverage of the area*’.
- 39 The NPPF (para.132) states that ‘*when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation*’, which is described as including that assets setting.
- 40 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.
- 41 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*’. In this case the Otford Conservation Area is the designated asset along with the Listed Buildings and assets (the Corner House and Pond).

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Setting of adjacent Listed Building

- 42 The previous scheme brought the extension to the rear along the side of the applicant building, bringing the eaves in close proximity to the Corner House and thus removing the gap between the buildings. The new proposal removes this proposed side element through the removal of the proposed utility room and thus maintains the gap between the properties. The extension to the rear still extends further towards the Corner House building, but replaces a garage in closer proximity to the neighbour than the proposed extension it to be; the garage is 0.5m from the side boundary, whereas the proposed extension leaves a gap of 1m. Considering the Conservation Officer comments on crowding, I note that the proposed extension is now set back 1.4m from Corner House and a gap of 1m remains when viewed from the front. The increase in the height of the roof from the existing garage to the proposed extension does not create additional harm in the 'crowding' sense, as the increase in height is further away from Corner House. The eaves of the extension are lower and further away from Corner House than the existing garage. I feel that consideration should be given to the 3.2m high parapet wall on the front elevation of the existing garage, which from the front increases its visual bulk; this would not result in perceived over crowding. It is therefore the case that from the front elevation the new building would result in a visual reduction in bulk. I consider the existing garage harms to the setting of the Listed Corner House as well as Kent House. Overall, I consider the proposed extension to enhance the setting of the Listed Building and Conservation Area, thus meeting the requirements of EN4.
- 43 It has been commented that the proposed would result in an 80% addition to the floorspace of the property. A rough estimate details current footprint at around 120 sqm, and the proposals being somewhere near 50 sq m representing around a 40% increase on present. It is also noted that the applicant property is a two storey property, and that the extension is a single storey. It is thus the case that the bulk increase is significantly lower than may be suggested based on footprint alone.

Conservation Area

- 44 The pitched roof atop the extension, and the proposed materials, are more suited to the character of the property than the existing flat roofed modern garage currently set back from the property. The use of wooden cladding on the external elevations and a tiled roof are suitable and will help the form of the building set into the existing. It is worth considering that from the street, only one pitch if the gable roof would be visible. There would also be a considerable set-back from the main house. I do not consider that the extension would be any more visible than the existing garage; I do however consider it would be better 'tied' into Kent House given the use of matching materials, thus characteristically distancing itself from the Corner House. I thus consider that the comments of the Parish Council have been little through out with regards to the existing development on the site.
- 45 The remainder of the extension is relatively well hidden from the street by virtue of its being set back from the road and being screened by the

applicant property and the Corner House. Nevertheless, the proposed materials and design are acceptable. The use of large glass doors to the rear and not uncharacteristic of the existing rear elevation and I do not consider than these will harm the character of the building. The infilling of an open area at the ground floor to the rear of the property, currently overhung by the first floor, is acceptable and not visible from the street, nor harmful to the buildings character.

- 46 The proposed chimney and dove-cot roof vent on the new element are acceptable in design and help to break up the roofline in a suitable way.
- 47 The installation of the proposed pool to the rear elevation is acceptable and not harmful to the streetscene nor Conservation Area.
- 48 Overall, with regards to the proposed extension, I am satisfied that the proposal complies with EN1 of the ADMP, in that the scale, bulk and materials proposed are suitable; I am also satisfied that EN4 of the ADMP is complied with in that I do not consider the setting of the Listed Corner House to be impacted, or the Conservation Area harmed. I consider that the proposed will enhance the Conservation Area in comparison to the existing garage.

Gates

- 49 Giving consideration to the front gate that forms part of the proposal, the removal of a section of the non-listed section of pillar to the south is not in itself considered harmful. The pillar to the south of the entrance (drawings 'left') is not subject to the Listing. The plans show that no works are to take place to the wall subject to the Listing (drawing 'right'), and it can be seen that a pillar behind the wall will prevent the gate from contacting the existing wall. The railway style gate is appropriate in design and appearance.
- 50 However, I have taken to opportunity to research gates in the surrounding area, giving particular notice to the gate at the northern elevation of the Corner House building, which is of the same design as that proposed. The applicants have revised the gate design, with a significantly reduced bulk, although of a similar height to the previously proposed. I am satisfied that the proposal is of no harm to the character of the Conservation Area, and conserves it through the installation of a gate as representative of the characteristic of the area as the gate currently installed.
- 51 I disagree with the Parish Council that the gate submitted is 'untypical' and consider it to be distinctly typical of the area; the Listed Corner House' gate forms the blueprint upon which the applicant's gate was designed.
- 52 Further reviewing gates around the pond, it seems that there are a variety of gate designs and it is true that many are constructed of wood. However, I do not consider that a typical Iron Gate design is 'harmful'. It has been identified that metal railway gates can be found at both 23 High Street and the Corner House, both of which are prominent in the Conservation Area.

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- 53 I consider the gate would be proportional to the adjoining wall, and would be suitable within the context of the surrounding building. The proposed gates would conserve the character of the Conservation Area.

(Consideration of Comments)

- 54 It is noted that reference EN23 is made within a detailed public comment, this policy formed part of the 'Local Plan' 2000 with regards to Conservation Areas and no longer forms part of the Councils policy considerations. Policy EN4 of the ADMP has been considered in its place.

Area of Outstanding Natural Beauty

- 55 Policy EN5 of the ADMP reads *'The Kent downs and High Weald AONB 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'*.
- 56 In this instance I am confident that the extension will be entirely seen within the context of existing built form. Otford forms part of the scenic beauty of the AONB and this is particularly reflected in the area around 'the Pond', which has a particularly strong 'Rural Idle' appearance to it. Nevertheless, I am convinced that the extension to Kent House will form only a very small part of its setting, and will not detract from the character of the area. I am not convinced it will increase the overall sense of built form, largely by virtue of its significant set back from the street. The use of matching materials to the main house will tie it into the character of the house and thus the area. The proposed extension is better designed than the existing structures and as such would conserve and enhance the character of the AONB.

Impact on neighbouring amenity

- 57 Policy EN2 - *Amenity Protection of the 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'* (pp.19).
- 58 The proposal will harm the amenity of the Corner House residents. I assess that the eaves height of the proposed extension is lower than that of the existing garage and is further away from the side boundary. Whilst the pitched roof is ultimately higher than the existing garages roof, and despite the visibility of the roof from the Corner house, I do not consider this represents harm to the amenity of the nearby residents. No overshadowing effect is expected when measured at elevation, and no additional overlooking is proposed. Given the 2.4m high boundary treatment between the two sites, no additional tunnelling effect would be created from the rear windows of the Corner House. The ridge height is higher than the existing boundary, but as it leans away from the Corner House site I consider the harm to be insignificant.

- 59 Further to the above, consultation comments received regarding the additional noise from the building and pool do not seem founded given residential nature of the development proposed, and the existing elevated background noise in the locality as a result of vehicular movements and pedestrian/ residential noise.
- 60 Regarding the residential dwellings to the south, there is sufficient distance to produce no harm.

Noise

- 61 Consideration is given to comments regarding an increase in noise as a result of the application. It is noted that a pool is proposed as part of the proposal and that this has raised concerns with regards to noise.
- 62 Policy relating to this matter can be considered to be EN2 (amenity) and EN7 (noise). EN7 of the ADMP reads that proposals will be permitted where *'Development would not have an unacceptable impact when considered against the indoor and outdoor acoustic environment including existing and future occupiers of the development and the amenities of existing and future occupants of nearby properties'*.
- 63 In this instance I am satisfied that the proposal for a pool is normal residential activity. Given that the proposal includes a building between the applicant's pool and the neighbouring Corner House, there will be a significant noise barrier between the applicants property. However, even without this I am not convinced that there would be a reasonable justification to refuse an application for a pool based purely on noise alone, which can be assumed to be entirely for residential purposes.

Conclusion

- 64 Consideration has been given to a number of relevant policies:
- EN1 - I am satisfied that the proposal complies with EN1 as I consider the design, scale and materials to be suitable to the character of the existing building. The gates at the front elevation are considered acceptable.
- EN2 - Amenity is protected, as demonstrated using the 45 degree test within the ADMP and with regards to Noise (EN7).
- EN4 - I am satisfied that the character of the Conservation Area and the setting of the Listed Building has been conserved, and enhanced through the removal of the existing flat roofed garage and replacement with a much less harmful and characteristically more typical extension. I am satisfied that the gates at the front elevation area suited to the area.
- EN5 - I am satisfied that the character of the AONB is protected.
- 65 Consideration has been given to all comments received from the public and consultees and I am satisfied that this proposal enhances the character of the area.

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Recommendation

66 Approval

Background Papers

Site and Block Plans

Contact Officer(s): Matthew Besant Extension: 7136

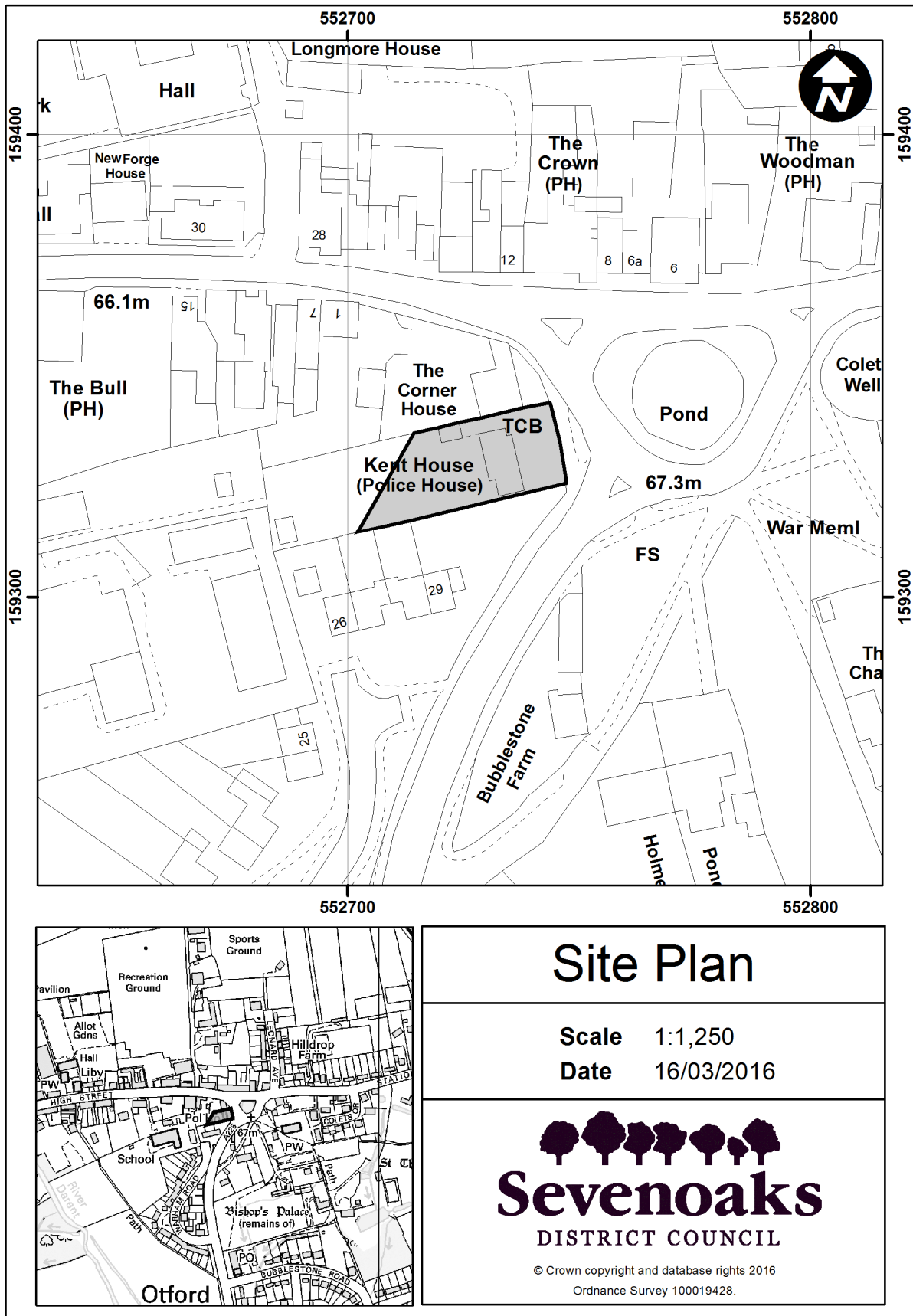
Richard Morris
Chief Planning Officer

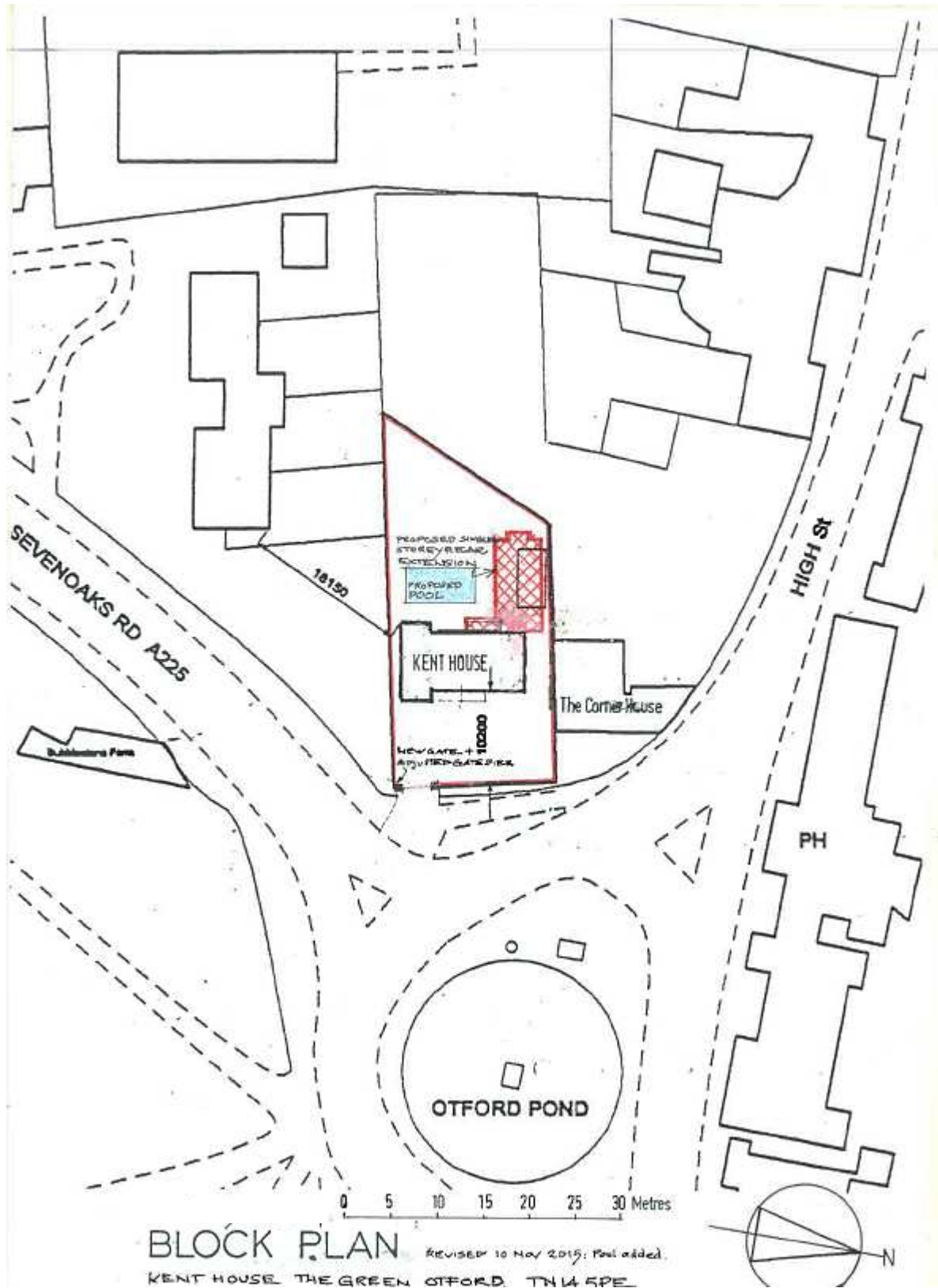
Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=00SSR2BKGMG00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=00SSR2BKGMG00>





4.3 SE/16/00774/DEMNOT Date expires 11 April 2016

PROPOSAL: Demolition of working men's club and bank buildings

LOCATION: Swanley Working Men's Club, 18 High Street, Swanley
BR8 8BG

WARD(S): Swanley Christchurch & Swanley Village

ITEM FOR DECISION

The application has been referred to Development Control Committee because the application site belongs to the Council.

RECOMMENDATION: That prior approval will be required and approved.

Description of Proposal

1 Demolition of buildings at 16-18 High Street.

Description of Site

2 As existing the site comprises a substantial two-storey (plus roof level) building, formerly in use as the Swanley Working Mans Club with ancillary parking and attached part single, part two-storey building, formerly a Citizens Advice Bureau. Both buildings are vacant.

Constraints

3 Swanley town centre

4 Urban confines Swanley

Policies

Core Strategy

5 Policy - SP1

Allocations and Development Management Plan (2015)

6 Policies EN1 and EN4

Other

7 Town & Country Planning General Permitted Development Order 2015
(Schedule 2, Part 11)

8 National Planning Policy Framework

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9 Planning Practice Guidance

Relevant Planning History

10 None.

Consultations

Swanley Town Council:

Representations

11 None received.

Chief Planning Officer's Appraisal

12 In the majority of cases demolition constitutes permitted development under Class B, Part 11, Schedule 2 of the GPDO '*Any building operation consisting of the demolition of a building*'. However, before carrying out demolition work an application has to be made to the Local Planning Authority for a determination as to whether prior approval will be required for the method of demolition and any proposed restoration of the site. The purpose of this control is to give local planning authorities the opportunity to regulate the details of demolition in order to minimise the impact of that activity on local amenity.

13 This does not apply where demolition is on land which is the subject of planning permission for its redevelopment, granted on an application, or deemed to be granted under Part III of the Act.

14 Class B1 of Part 11 states:

B.1 Development is not permitted by Class B if—

(a) the building has been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support;

The building is not unsafe or otherwise uninhabitable.

(b) the demolition is "relevant demolition" for the purposes of section 196D of the Act (demolition of an unlisted etc. building in a conservation area)(2); or

The demolition of 16-18 High Street would not constitute 'relevant demolition'

(c) the building is a specified building and the development is undertaken during the specified period, regardless of whether, in relation to the development, a prior approval event has occurred.

16 High Street is a vacant Citizen's Advice Bureau (Class A2) and 18 High Street is a vacant Working Men's Club (Class D2). Neither building is therefore a 'specified building' which is a building used for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order which is a community asset; or in relation to which the local planning authority has notified the developer of a nomination.

15 And is subject to the following conditions:

B.2 Development is permitted by Class B subject to the following conditions—

(a) where demolition is urgently necessary in the interests of safety or health and the measures immediately necessary in such interests are the demolition of the building the developer must, as soon as reasonably practicable, give the local planning authority a written justification of the demolition;

The demolition of 16-18 High Street is not urgently necessary in the interests of safety or health.

(b) where the demolition does not fall within paragraph (a) and is not excluded demolition— .

(i) the developer must, before beginning the development—

aa) in all cases, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site; and

This application requests such determination.

(bb) in cases where the building is not a community asset and is used for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order, send a written request to the local planning authority as to whether the building has been nominated;

16-18 High Street is not used for a purpose falling within Class A4 of the Use Classes Order.

(ii) an application described in paragraph (b)(i)(aa) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;

This application is accompanied by a written description, a statement that a notice was posted (on 08.03.2016) and the requisite fee (£80).

(iii) a request described in paragraph (b)(i)(bb) must include the address of the building, the developer's contact address and, if the

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developer is content to receive communications electronically, the developer's email address;

Such a request is not required and has not been submitted.

(iv) subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;

This application is accompanied by a statement that a site notice has been displayed in accordance with the requirements.

(v) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (b)(iv) has elapsed, the applicant is treated as having complied with the requirements of that paragraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;

There is no evidence that the site notice has been removed, obscured or defaced.

(vi) where the building is used for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order and the building is nominated, whether at the date of request under paragraph (b)(i)(bb) or on a later date, the local planning authority must notify the developer as soon as is reasonably practicable after it is aware of the nomination, and on notification development is not permitted for the specified period;

16-18 High Street is not used for a purpose falling within Class A4 of the Use Classes Order.

(vii) subject to paragraph (b)(x), the development must not begin before the occurrence of one of the following— .

(aa) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;

(bb) where the local planning authority give the applicant notice within 28 days following the date of receiving the application of their determination that such prior approval is required, the giving of such approval; or

(cc) the expiry of 28 days following the date on which the application was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

(viii) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out– .

(aa) where prior approval is required, in accordance with the details approved; .

(bb) where prior approval is not required, in accordance with the details submitted with the application; .

(ix) subject to paragraph (b)(x), the development must be carried out– .

(aa) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given; .

(bb) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b)(ii); and .

(x) where the building is used for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order, in addition to the requirements of paragraph (b)(vii) and (ix), the development must not begin before the expiry of a period of 56 days following the date of request under paragraph (b)(i)(bb) and must be completed within a period of 1 year of the date of that request.

Noted.

- 16 It is now necessary to consider whether prior approval is required as to the method of demolition and restoration of the site in accordance with B.2(b)(i) above.
- 17 The site is located within Swanley town centre at the junction of the High Street, Goldsel Road and Bevan Place and within close proximity of existing residential dwellings (1-11 Bevan Place). In this context the demolition of the building has the potential to impact on local amenity and prior approval is required as to the method of demolition.
- 18 The application is accompanied by a demolition methodology which refers to setting up of the site, erection of scaffolding, means of enclosure of the site boundary (with solid hoarding) and welfare establishment. It also contains details relating to dust suppression, noise control and asbestos removal prior to stripping out, demolition of building fabric and waste removal.
- 19 With regards to the intended restoration of the site, the content of the Cabinet Report dated 03 March 2016 is relevant and confirms that the Council has owned property comprising Bevan Place Car Park and 16 High Street (a former bank), Swanley, for some time. More recently it acquired the Swanley Working Men's Club. The intention is to develop the 16 - 18 High Street site for residential use with some business use in the form of incubator, innovation or business start-up space and some retail. The

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prominent site needs to have a genuine quality gateway feel to the town centre. High quality development will serve the needs of Swanley and improve this important gateway site into the town thus supporting the Council's Economic Development Strategy.

- 20 It is considered that sufficient information has been submitted to grant prior approval for the demolition of 16-18 High Street, Swanley.

Recommendation: Prior approval required and approved

Background Papers

Site Plans

Contact Officer(s): Matthew Durling Extension 7448

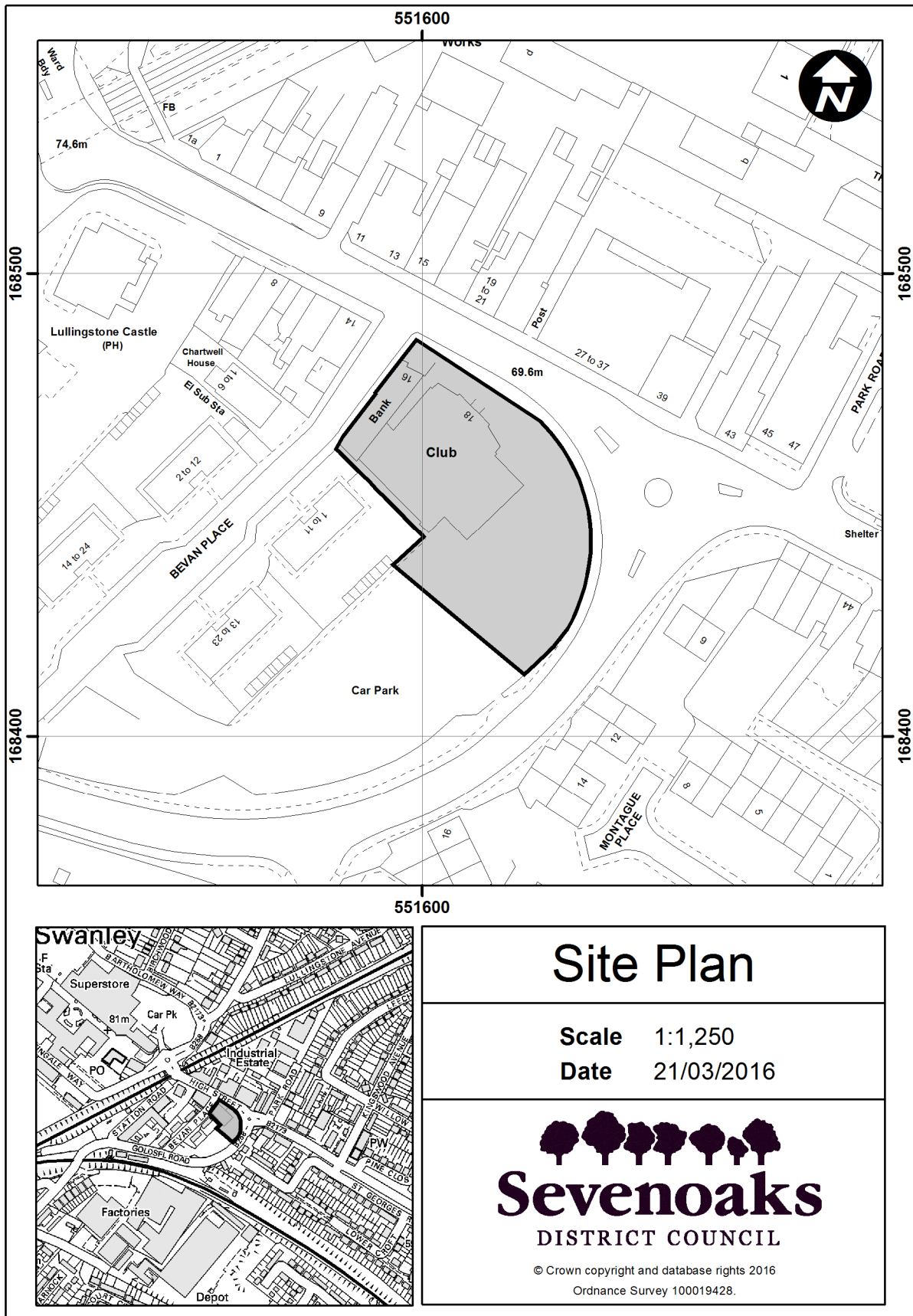
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=O411ASBK0L000>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O411ASBK0L000>





4.4- SE/15/03980/HOUSE Date expired 2 March 2016

PROPOSAL: Demolition of single storey side double garage and rear veranda roof. Erection of two storey extension including attic rooms to west.

Erection of single storey extension with basement below, and indoor pool to north east. Erection of double garage. External and internal alterations.

LOCATION: Broomwood , Woodland Rise, Sevenoaks TN15 0HY

WARD(S): Seal & Weald

ITEM FOR DECISION

The application has been referred to Development Control Committee by Councillor Julia Thornton for the following reasons: The alterations proposed through their excessive increase in width, the garage projecting to the front and the use of slate roof tiles would be out of character with the area and would be detrimental to the building which is identified in the Wilderness Conservation Area Appraisal and Management Plan as a building contributing to the character of the area. Therefore the proposal is not in accordance with the NPPF, Policies EN1 and EN4 of the ADMP or the Wilderness Conservation Area Appraisal and Management Plan.

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) No development shall be carried out on the land until samples of the materials to be used in the construction of the external surfaces of the extensions 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 area as supported by EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

3) Before any equipment, machinery or materials are brought on to the land for the purposes of the development, the means of protection for the retained trees as shown on drawing 1504.122REVA shall be undertaken in accordance with the submitted arboricultural report 'Arb Consultancy limited 15 1098-. Also:

A) The means of protection shall be maintained until all equipment, machinery and

surplus materials have been removed from the land.

B) Within a retained tree protected area:-Levels shall not be raised or lowered in relation to the existing ground level-No roots shall be cut, trenches cut, or soil removed -No buildings, roads, or other engineering operations shall be constructed or carried out -No fires shall be lit;-No vehicles shall be driven or parked over the area;-No materials or equipment shall be stored.

To preserve the visual appearance of the area as supported by policies EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

4) The development hereby permitted shall be carried out in accordance with the following approved plans: 1504.121 and 1504.122REVA

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

Informatives

1) Please note that in accordance with the information on your Self Build Annex or Extension Claim Form and the requirements of The Community Infrastructure Levy Regulations 2010 (as amended) you MUST submit a COMMENCEMENT NOTICE to the Council BEFORE starting work on site. Failure to do so will result in the CIL charge becoming payable in full.

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,
- 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 provided with pre-application advice and in light of the advice amended the application to address the issues.
- 2) Was updated on the progress of the planning application.

Description of Proposal

- 1 'Erection of single storey extension with basement below, and indoor pool to north east. Erection of double garage. External and internal alteration'.
- 2 The proposal seeks to alter the property through several extensions, a loft conversion, the creation of a basement, a change in roofing material and several other minor alterations. The proposed extensions include a large first floor extension to the south west elevation (above the existing garages) which would tie into a two storey rear extension on the southern elevation; and a single storey side extension to the north eastern elevation which would not only extend to the side but would also project to the front and the rear of the property.
- 3 The proposed first floor side extension and two storey rear extension to the south western half of the property would extend the dwelling to the side for 6.8 metres, above the existing garages. The ridge height of the property on this side which currently steps down from the main ridge height of the property would be increased by 0.4 metres, to match that of the north eastern half of the dwelling, creating a uniform roof profile. The extension would measure 10.3 metres deep, 7.3 of which would be located above the existing garages, with a further 3 metre two storey extension to the rear. The proposed extension would incorporate two square bay windows, one to the front and one to the rear.
- 4 The proposed single storey side extension to the north eastern side of the property would project 7 metres to the side. Towards the front of the garage would be a garage which would project 5 metres to the side of the property and would wrap around the front elevation, projecting for 6 metres to the front and measuring 10.2 metres wide in total. The proposed side extension would also project past the rear elevation of the property for a distance of 14.3 metres. The front portion of the side extension, which forms an attached garage, would have a hipped roof with an eaves height of 2.1 metres and an overall height of 4.4 metres. The remainder of the side extension would have a flat roof, measuring approximately 3.3 metres to the top and includes two pitched glazed sections to provide light to the proposed games room and swimming pool.
- 5 The proposed loft conversion would only be visible through the creation of three rear facing dormer windows; these would measure 3 metres wide, 1.5 metres high and would project 2.5 metres from the rear roof slope. The dormer windows would be evenly spaced on the rear roof pitch set in from

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either side of the roof and set 0.3 metres below the ridge of the property. The dormer windows proposed would have flat roofs.

- 6 The proposed basement would be located below the proposed side extension to the north east, underneath the proposed games room. The basement would be wholly subterranean measuring 7 metres wide by 11 metres long.
- 7 The proposed external materials, in which both the existing property and the proposed extensions would be finished in are; matching brickwork to the external walls, natural slate to the roof, painted timber windows and powder coated aluminium guttering.
- 8 The final alterations proposed are the removal of the existing chimney stacks, fenestration alterations and the demolition of a rear veranda and its replacement with a rear facing balcony on the same footprint.

Description of Site

- 9 The application site consists of a large two storey dwelling set on the southern side of Woodland Rise down a private entrance drive. The property is set a considerable distance back from the road at approximately 26 metres; this is a common feature of the area with some other properties in the vicinity set a considerable distance further away from the road. The property benefits from an extensive landscaped rear garden consisting of a lawn surrounded by many mature trees, particularly to the rear. The site is enclosed to the front by a tall mature hedge which obscures views of the property.

Constraints

- 10 Wildernesse Conservation Area.

Policies

Sevenoaks District Core Strategy

- 11 Policy - SP1

Sevenoaks District Allocations and Development Management Plan (ADMP)

- 12 Policies - SC1, EN1, EN2 and EN4

Other

- 13 The National Planning Policy Framework (NPPF)
- 14 Residential Extensions Supplementary Planning Document (SPD)
- 15 The Wildernesse Conservation Area Appraisal and Management Plan (SPD)

Planning History

- 16 77/02557/HIST - DOUBLE GARAGE AND EXTENSION AT SIDE OF DWELLING - Granted, 31.01.1978

15/02160/HOUSE - Demolition of single storey side double garage extension and rear veranda roof. Erection of a single storey side extension with 2 flat glass skylights and raised rooflight and front double garage with store over. Erection of a westerly two storey side extension including attic rooms. Conversion of attic in to habitable space with three dormer windows. Alterations to fenestration, exterior elevational refurbishment and interior floor layout changes - Refused, 25.09.2015

Consultations

Seal Parish Council - Objection.

- 17 *This is an amended version of application 15/02160/HOUSE which was rejected on clear advice from the conservation. The District Council should ensure that it does not depart from the advice already received from the conservation officer unless that is justified by alterations in the proposal that adequately address the concerns raised. The clear view of Seal Parish Council is that those concerns have not been addressed, so this proposal should be refused. Furthermore, we understand that the gardens of the house have particular importance, having been designed by Vita Sackville-West, and we are concerned that this proposal will harm the original design of the gardens.*

SDC Arboricultural Officer -

- 18 *I refer to my previous comments dated 11th August 2015. I have read through the Arboricultural Report, provided by Arb Consultancy Ltd. Providing the recommendations within the report are followed and those trees to be retained are adequately protected, I have no further objections.*

Representations

- 19 Six letters of representation were received regarding the proposal, all of which objected to it. The letters raised a variety of different objections outlined below:
- The proposal would result in the loss of much of the significant Vita Sackville West designed garden
 - The proposal result in a total remodelling of the property in a 'regency' style, this is out of character with the area and the Conservation Area.
 - The proposal would significantly increase the size and footprint of the dwelling, out of keeping with the existing dwelling and the wider area
 - The proposal through its design would cause substantial harm to the Conservation Area, despite the applicants heritage consultants statements
 - The size of the proposed roof would be detrimental to the street scene
 - The use of slate to the roof would be out of character with the area
 - The proposed garage is out of character with the area, obscuring a large proportion of the house from view and extending in front of the established build line

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- The proposal is substantially more harmful than the previously refused scheme, the removal of the render is not sufficient to overcome the harm to the area despite the advice given at Pre-Application stage
- It is not clear what the finish material to the external walls would be, render or brick
- The proposed iron gates are out of character with the area

Chief Planning Officer's Appraisal

Principal issues

Impact on the Wildernesse Conservation Area

- 20 The *NPPF, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act* and *Policy EN4 of the ADMP* all place a requirement on the Council to ensure that proposals preserve or enhance the character of Conservation Areas.
- 21 The *Wildernesse Conservation Area Appraisal and management plan* identifies the subject property as a building making a positive contribution to the character of the area. As such any harm to the property must be considered as harm to a designated heritage asset in the form of the Wildernesse Conservation Area in accordance with paragraphs 132, 133, 134 and 135 of the NPPF.
- 22 The Wildernesse Conservation Area appraisal comments that '*Standards of excellence in design should be continued in any future developments with an emphasis on the use of good quality local materials, notably Kentish Brick and tile*' (pp. 38).
- 23 A previous application was refused as the property was to be rendered and extended in such a way to lose the important architectural style of the property.

Following this decision the applicants sought out pre-application advice for the current scheme following the refusal of the previous scheme. The Council's Conservation Officer was consulted at Pre-Application stage given the previously identified harm to the Conservation Area of the proposal and has commented that the current scheme is now acceptable.

- 24 The two storey extension to the south west of the property would be located above an existing attached garage and as such it would not significantly alter the width of the dwelling, in fact the width of the dwelling on this side would be reduced by 1 metre over that existing. The extension to the north eastern side of the property would extend the width of the property by 7 metres; this is an increase of approximately a third when compared to the existing 22 metre wide dwelling. Furthermore a gap of 13.5 metres would be retained between the proposed north western side elevation of the dwelling and the boundary and the gap between the south eastern side elevation of the dwelling and the boundary would be increase from one metre to two. As such the increase in the width of the frontage of the dwelling is considered to be proportionate to the existing dwelling and

would not negatively impact upon the considerable open spaces between dwellings that is characteristic of the Wildernesse Conservation Area.

- 25 The proposal also seeks permission to extend to the front of the dwelling on the north eastern side. The property is set back from the front boundary of the site by approximately 26 metres; the proposed extension would bring the property to within 20 metres of the boundary. The properties along Woodland Rise are all set back a good distance from the road, however many are set between 19 and 20 metres from the road; Maple House, Coney Brake and Brambles are just a few examples. As such the build line evident in the area is varied with a minimum distance from front boundaries of approximately 19 metres, due to this extending the front elevation of the property to within 20 metres of the front boundary on this site is considered acceptable and would retain the considerable distance between property frontages and the road which is also characteristic of the Wildernesse Conservation Area.
- 26 In summary the scale and bulk of the proposed alterations are considered to be proportionate to the existing dwelling and are able to be accommodated on the site without appearing cramped or out of character with the special interest of the area. As such the overall scale of the proposal although considerable would preserve the significance of the building which contributes to the Conservation Area and the wider character of the Wildernesse Conservation Area. They key important architectural style of the building would be maintained.
- 27 In addition the harm previously identified under application 15/02160/HOUSE was mainly as a result of the proposal to render the existing property. This would have resulted in the loss of the original Kentish brick facing material used on the dwelling which is synonymous with the Wilderness Conservation Area and is highlighted as a key feature of the area in the Conservation Area Appraisal. As the proposed render has now been entirely removed from the scheme and the proposal seeks to finish the extensions in Kentish brickwork to match the existing dwelling the previously identified harm to the designated heritage asset has been overcome and the proposal is therefore now acceptable in terms of its impact upon the Conservation Area and the building contributing to the area.
- 28 The combination of these changes overcome the previous grounds of refusal. As such the proposal is in accordance with *section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, policy EN4 of the ADMP and the Wildernesse Conservation Area Appraisal and Management Plan. The development would preserve the character of the Conservation Area and the existing house.*

Impact on character and appearance of the area

- 29 The *NPPF* and *Policy SC1* of the *Core strategy* both express that a ‘*presumption in favour of sustainable development*’ should be used when deciding applications. *Policy SP1* of the *Core Strategy*, *Policy EN1* of the *ADMP* and the *NPPF* highlight that new developments should be of a high standard of design that responds to the character of the locality.

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- 30 The *Residential Extensions SPD* provides detailed guidance on all elements that should be considered when deciding an application for an extension including amongst other things the; siting, scale, form, height, materials and amenity considerations.

First floor side extension / two storey rear extension (south west)

- 31 The proposed first floor extension above the garages would extend the property at two storey level up to the existing front elevation and would tie into the existing roof at ridge height, this would include raising the top of the roof on the existing south western half of the property by 0.4 metres to bring it level with the ridge height of the property. Although the *Residential Extensions SPD* advises setting any two storey side extension back from the front elevation and down from the ridge in order to avoid creating an overbearing appearance, I do not consider that the proposed extension dominates the property. It extends the width of the property by approximately 50%, at first floor level; although this is substantial it is not an overbearing addition and respects the scale of the existing property.
- 32 The rear element to the south western extension extends the property by 3 metres to the rear at two storey level. The *Residential Extensions SPD* states that '*On detached houses situated close to a neighbouring property, extensions should generally extend no more than 4 metres from the rear elevation*' (pp. 12). The proposed rear element of the extension is within the advised limit, furthermore the subject property is not situated close to a neighbouring property and therefore the depth of the two storey rear extension to the south west is acceptable.
- 33 The garage doors to the front of the property would be replaced by a large bay window measuring 2.9 metres wide by 1 metre deep with a height of 3 metres. The bay window, although not a design feature currently evident on the property would be an attractive feature adding a degree of variety and detailing to the front of the building. It would also be largely obscured from view by the mature hedging surrounding the property and so would not have a significant impact on the character and appearance of the area. A similar bay window would be located on the rear elevation which would not be visible at all from the street.

Single storey side extension (north east)

- 34 The proposed single storey side extension to the north east would project to the front and the rear of the property as well as to the side. The front element of the extension would form the attached garages. The proposed extension would project 6 metres, to the front of the property, although this is a significant distance due to the mature hedges to the front of the property and the other mature vegetation located in the front garden of the site the single storey addition would be almost completely obscured from view and so its impact upon the street scene would be limited. For the reasons stated in the *Impact on the Wilderness Conservation Area* section above the proposal would also accord with the general build line in the area.

- 35 The design of the front element of the extension is also considered acceptable; it would have a hipped roof to mirror that of the main dwelling at a modest height and would be finished in materials to match those proposed on the rest of the property.
- 36 Situated behind the front element of the proposed north eastern side extension, largely obscured from view by the hipped roof to the front of the extension would be a large expanse of flat roof incorporating two large glazed pitched sections serving the games room and swimming pool. Due to changes in the level of the land at the site the height above ground level varies, on average it is 3.3 metres high to the top of the flat roof; this is a modest height that is considered wholly acceptable.
- 37 The rear element of the proposed north eastern extension would project 14.3 metres to the rear of the property, although this is significantly over the 4 metres generally advised for rear extensions in the *Residential Extensions SPD*, as has been stated above, this limit is usually applied on dwellings situated close to neighbouring properties. The subject property is not considered to be close to a neighbouring property at over 85 metres from the neighbouring property on this side, Green Hailey and has an extensive rear garden which can easily accommodate the size of the proposed extension. Additionally due to the changes in land levels on the site which slope upwards to the south east the proposed extension would be situated below ground level for a large proportion of its depth, measuring just 1 metre above ground level to the top of the roof at the rear when viewed from the north east. Furthermore the proposed extension is screened by a 10.5 metre wide section of dense vegetation between the side wall of the proposed extension and the north eastern boundary of the site, this further helps to obscure the proposed extension from view. Therefore in this particular instance the size of the rear extension on the north east of the property is considered acceptable.
- 38 The proposed side extension would have two sets of wooden garage doors on the front elevation, four windows and one door on the north eastern flank elevation and a set of bi-folding doors on the south western flank elevation of the proposed games room. All of the doors and windows would match those proposed on the rest of the property; they would also respect the ratio of windows to wall currently existing on the property.

Loft Conversion

- 39 The proposed loft conversion would only be visible through the addition of three rear facing dormers. The *Residential Extensions SPD* advises that '*Loft conversions are preferred to the back elevation in order to preserve the character of the street*' (pp.17). It continues to state that '*Loft extensions should be proportionate in scale to the roof plane and be set in line with existing doors and windows in the original house. They should be below the highest part of the existing roof (the ridgeline) and should be set back a minimum of 20 centimetres from the eaves and sides to maintain the visual appearance of the roof line*' (pp.17).
- 40 The proposed loft conversion applies with the above guidance, all three of the proposed dormers would be located on the rear elevation of the

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property, and they would all be set in from the eaves and ridge of the property by more than 20 centimetres. Furthermore at 3 metres wide and 1.5 metres high they are considered to be proportionate to the roof plane.

Materials

- 41 The proposed extensions would be finished in facing brickwork to match the existing exterior of the dwelling; this would be in keeping with the character of the existing dwelling and therefore is wholly acceptable. The application also seeks to finish the roof in natural slate (including the existing property) and to use painted timber windows and doors. Painted timber windows and doors are a standard feature of the area, evident on the majority of properties along Woodland Rise. Natural slate however is not a material common to the immediate area and its use may appear incongruous within the street scene. This however does not constitute a reason for refusal, rather a condition will be attached to the application requiring samples of the proposed materials to be submitted to and approved in writing by the Council before any development commences. This will also help to ensure that the brickwork used matches that existing as closely as possible.

Other alterations

- 42 The proposal seeks to remove the rear facing veranda and replace it with a balcony of similar proportions. This alteration would be to the rear of the property and would have a similar appearance to the existing veranda, therefore it is considered acceptable.
- 43 The removal of the two existing chimneys on the property would not harm the character and appearance of the dwelling.
- 44 There are some minor fenestration changes proposed including the replacement of two windows on the front elevation, one at ground floor and one at first floor level with a large feature window. The fenestration changes proposed are considered in keeping with the character of the dwelling and as such they are acceptable.
- 45 In summary, for the reasons detailed above I consider that subject to conditions the proposal would not impact negatively upon the character and appearance of the area and consequently would be in accordance with the *NPPF*, policies *SP1* of the *Core Strategy* and *EN1* of the *ADMP* and the *Residential Extensions SPD*.

Impact on neighbouring amenity

- 46 The *NPPF* and *Policy EN2* of the *ADMP* both require new developments to safeguard neighbouring amenity as well as to provide an adequate standard of residential amenity for the current and future occupiers.
- 47 The subject property is located 80 metres from the nearest neighbouring property to the north east, Green Haley and over 40 metres from the nearest property to the south west, Melsetter. As such it is not considered

that there would be any loss of light or outlook to either neighbouring property resulting from the proposal.

- 48 In terms of privacy, due to the distances between the subject property and Green Hailey, the mature vegetation bordering the site to the north east, the fact that no new windows would be created at first floor level on the north east side elevation and as the proposed balcony would have much the same outlook as the existing side facing first floor window it is not considered that the proposal would result in a loss of privacy to the resident of the neighbouring property, Green Hailey.
- 49 The proposal includes the creation of three new rear facing dormer windows, these have the potential to overlook the enclosed front garden of the neighbouring property Melsetter, however due to the orientation of the property which is such that the windows would face away from Melsetter making any views of the neighbouring garden very acute I do not consider that there would be any loss of privacy to Melsetter resulting from these windows. Additionally the site is bordered by mature vegetation on the south eastern side, completely obscuring any potential views of the neighbouring garden.
- 50 Finally one new window would be located at first floor level on the south western flank elevation. Although this window may offer opportunities to overlook a small area of the front garden of Melsetter it is not considered that there would be an unacceptable loss of privacy resulting from the window. The mature vegetation bordering the site and the ample private space that Melsetter benefits from add further weight to this conclusion.
- 51 In summary, it is not considered that the proposal would result in a loss of amenity to any neighbouring properties; consequently it is in accordance with the *NPPF*, policy *EN2* of the *ADMP* and the *Residential Extensions SPD*.

Access issues

- 52 There are no changes to access proposed.

Other issues

Trees

- 53 The Council's Arboricultural officer has been consulted on the proposal and has commented that; '*Providing the recommendations within the report are followed and those trees to be retained are adequately protected, I have no further objections*'. In light of these comments subject to a condition requiring the recommendations and tree protection measures contained within the submitted arboricultural report to be implemented the proposal is considered acceptable in terms of its impact on the trees on site.

Neighbour responses

- 54 Several issues have been raised by neighbouring residents regarding the proposal. Many of the issues brought up have been dealt with previously in this report but there are several outstanding issues.

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- 55 Firstly concern has been raised regarding harm to the Vita Sackville West designed garden. Although the proposal would indeed extend into the rear garden particularly on the north eastern side this would only impact upon a very small proportion of the extensive garden. Additionally the majority of the landscaped area of the garden is towards the rear of the site, with the area immediately to the rear of the house, which is the area to be affected by the proposal laid to lawn. In light of this I do not consider the proposal to cause considerable harm to the garden.
- 56 Moreover the garden is not protected either through the Conservation Area or any other designation, as such it could be completely remodelled without planning consent and so only limited weight could be given to its protection. Of course the mature trees within the garden are protected through the Conservation Area designation but this would not extend to the shrubs and bushes which form the majority of the vegetation to the landscaped garden. Additionally the Council's Arboricultural officer has visited the site and has indicated that the trees to be removed, which are limited to the area to the north east of the house are not of high amenity value and therefore their removal is considered acceptable.

Community Infrastructure Levy (CIL)

- 57 The proposal comprises additions to the house in excess of 100 m² and so the development is CIL liable.
- 58 People who extend their own homes are exempt from the levy, provided that they meet the relevant criteria laid down in Regulations 42A and 42B of the Community Infrastructure Levy Regulations 2010 (as amended).
- The main dwelling must be the self builder's principle residence, and they must have a material interest in it.
 - Residential extensions are exempt from the levy if they enlarge the principle residence and do not comprise an additional dwelling.
 - Residential extensions under 100 square metres are already exempt from the levy under the *minor development exemption*.
- 59 The applicant has submitted a *Self Build Annex or Extension Claim Form* and has confirmed all of the declarations required. In addition to this the applicant has also assumed liability.
- 60 The application is claiming exemption for a residential extension within the definition in Regulation 42A.
- 61 The applicant has confirmed the declarations for exemption on the form required and the development has not commenced. I am therefore satisfied that Mr Lewis is exempt from CIL for the proposed development.

Conclusion

- 62 I consider for the reasons detailed above and subject to conditions that the proposed development would be in keeping with the character and

appearance of the area, would not result in substantial harm the Wildernesse Conservation Area and would preserve neighbouring amenity. Consequently the proposal is in accordance with the development plan and therefore my recommendation is to grant planning permission.

Background Papers

Site and Block Plans

Contact Officer(s): Paul Dadswell Extension: 7463

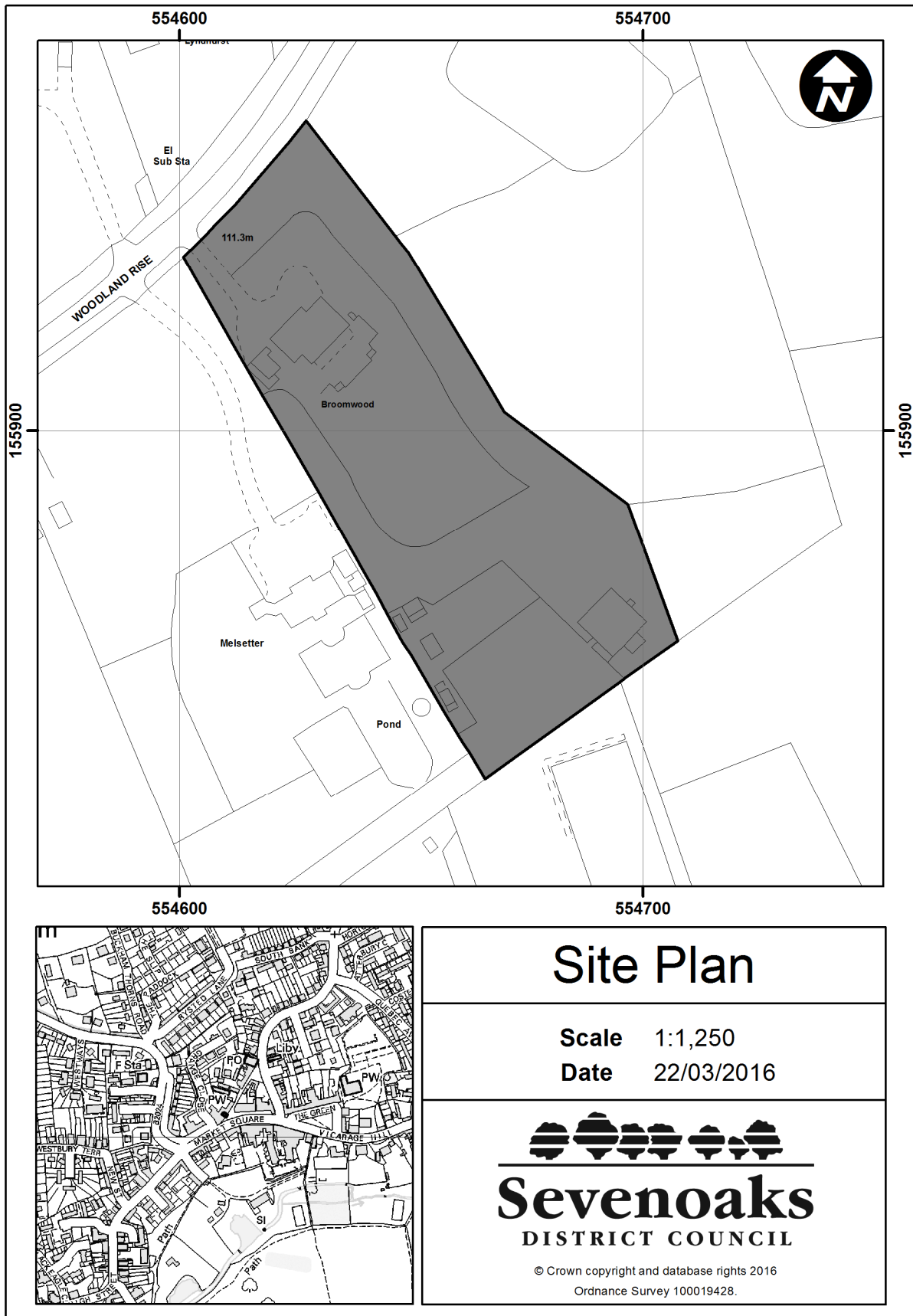
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NZKCNA BKH9N00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NZKCNA BKH9N00>



Site Plan

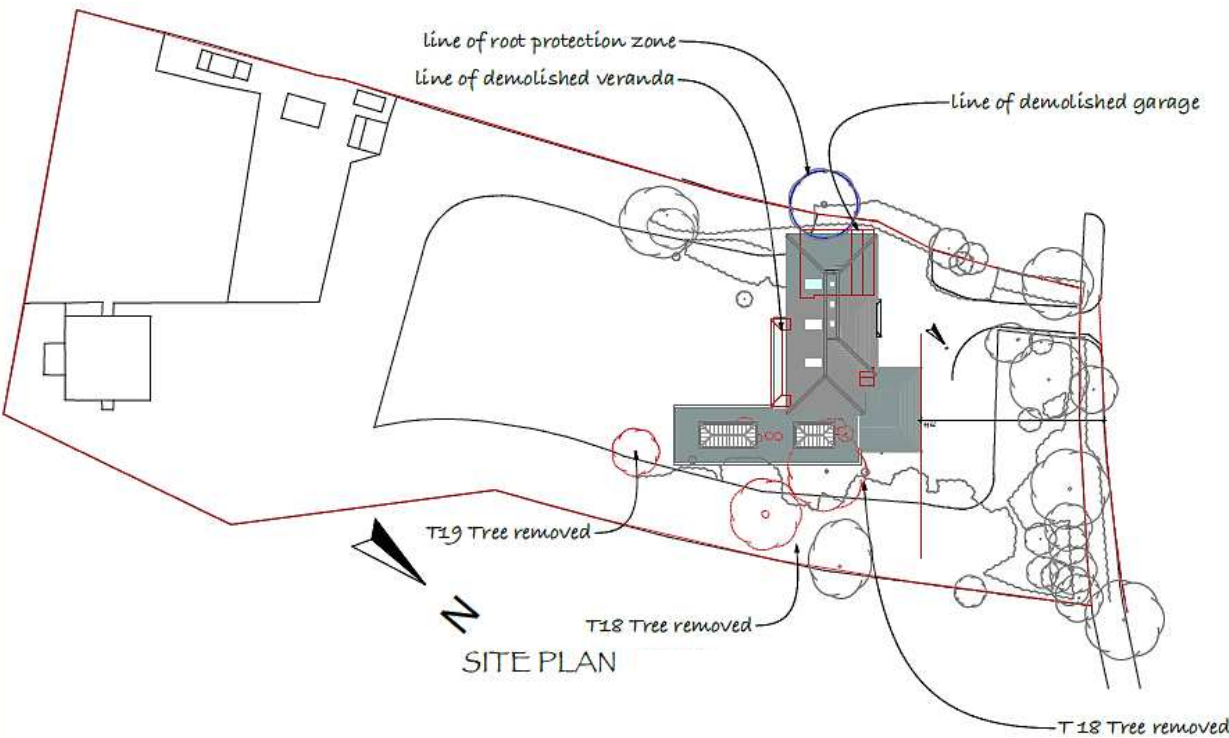
Scale 1:1,250

Date 22/03/2016



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Ordnance Survey 100019428.

Block Plan



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**Planning Application Information on Public Access - for applications coming to
DC Committee on Thursday 7th April 2016**

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

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NZ5JB0BKMJ800>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NZ5JB0BKMJ800>

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

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=00SSR2BKGMG00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=00SSR2BKGMG00>

Item 4.3 SE/16/00774/DEMNOT Swanley Working Mens Club, 18 High Street, Swanley BR8 8BG

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=0411ASBK0L000>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=0411ASBK0L000>

Item 4.4 SE/15/03980/HOUSE Bromwood, Woodland Rise, Sevenoaks TN15 OHY

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=NZKCNABKH9N00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=NZKCNABKH9N00>

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