

07 September 2017 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks
Despatched: 30.08.17



Development Control Committee

Membership:

Chairman, Cllr. Williamson; Vice-Chairman, Cllr. Thornton
Cllrs. Ball, Barnes, Bosley, Brown, Clark, Edwards-Winser, Gaywood, Hogg,
Horwood, Mrs. Hunter, Kitchener, Layland, Parkin, Purves, Reay and Raikes and a
vacancy

Agenda

There are no fire drills planned. If the fire alarm is activated, which is a
continuous siren with a flashing red light, please leave the building immediately,
following the fire exit signs.

	Pages
Apologies for Absence	
1. Minutes To approve the minutes of the meeting of the Committee held on 10 August 2017 as a correct record.	(Pages 1 - 6)
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/17/01790/HOUSE - 1 Jessemere, Shoreham Lane, Halstead, Kent TN14 7DD Demolition of existing store. To erect a two storey side extension, single storey rear extension, alterations to fenestration.	(Pages 7 - 16)

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.

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 227000 by 5pm on Monday, 4 September 2017.

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 August 2017 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Barnes, Clark, Edwards-Winsor, Gaywood, Hogg, Horwood, Mrs. Hunter, Kitchener, Layland, Parkin, Purves, Reay, and Raikes

Apologies for absence were received from Cllrs. Bosley and Brown

Cllr. Piper was also present.

27. Minutes

Resolved: That the minutes of the Committee held on 29 June 2017, be approved and signed by the Chairman as a correct record, subject to the addition of 'not' at the fifth paragraph of Minutes 26 to read 'not be between 10.30pm and 7am be agreed' and Cllr. Horwood's apologies be recorded for the previous meeting.

28. Declarations of Interest or Predetermination

There were none.

29. Declarations of Lobbying

There were none.

Unreserved Planning Applications

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

30. SE/17/01699/CONVAR - Land North East of Magistrates Court, Morewood Close, Sevenoaks, Kent

The proposal sought variation of condition 1 of SE/16/01023/FUL for 'the temporary change of use and formation of a car park (up to 12 months) with access and associated arboricultural works' with amendment to extend the planning permission period.

Agenda Item 1

Development Control Committee - 10 August 2017

The application had been referred to Committee as the District Council was the applicant for the submitted scheme.

Members' attention was brought to the main agenda papers and late observation which added an informative.

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

- 1) This planning permission is granted for a temporary period until the 31st December 2018. By the date this permission expires, the rubber mesh matting, tarmacked vehicular access and associated works shall be removed, the car park use shall cease and the site shall be restored in accordance with details approved under SE/16/02421/DETAIL.

To reflect the temporary nature of the development and in order to safeguard the longer term function of the land as an allocated employment site, in accordance with policy EMP1 of the Sevenoaks Allocations and Development Management Plan and policy SP8 of the Sevenoaks Core Strategy.

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: DHA/11402/01, DHA/11402/02 and 11403-T-01 Rev.P4.

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

- 3) The development shall be carried out wholly in accordance with the Arboricultural Impact Assessment & Arboricultural Method Statement dated 8th April 2016.

To secure the retention of the mature trees on the site and adjacent to it and to safeguard their long-term health as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 4) The surfacing of the first 5m of the access from the edge of the highway shall be made up of a bound material.

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

- 5) The new access to the temporary car park and the pedestrian crossing area shown on the approved plans shall be completed prior to the temporary car park use of the site hereby approved commencing and shall be maintained thereafter until the temporary use ceases.

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

- 6) The development shall be carried out wholly in accordance with the Code of Construction Practice dated 20th May 2016.

In the interests of highway safety and visual amenity as supported by policies EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

- 7) The rubber mesh system approved to be laid for the temporary car park shall be installed, regularly inspected and maintained in accordance with the manufacturer's instructions to ensure that the rubber mesh system meets the expected performance of the product.

To avoid impacts on the surface water drainage capacity of the site as supported by the National Planning Policy Framework.

- 8) The recommendations, mitigation and enhancements contained within sections 4 and 5 of the Extended Phase I Habitat Survey, dated March 2016, and section 4 of the Reptile Survey Report, dated May 2016, shall be fully adhered to.

To ensure the long term retention of biodiversity in the area as supported by the National Planning Policy Framework and policy SP11 of the Core Strategy.

- 9) The visibility splays shown on the approved plan drawing number 11403-T-01 Rev.P4 shall be maintained with no obstructions over 0.6 metres above carriageway level within the splays whilst the car park is in use.

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

- 10) Lighting installed on the site shall be in accordance with details approved under SE/16/02497/DETAIL or an alternative lighting scheme submitted to and approved in writing by the Local Planning Authority.

To ensure the long term retention of biodiversity in the area as supported by the National Planning Policy Framework and policy SP11 of the Core Strategy.

- 11) Measures to minimise the risk of crime shall be in accordance with details approved under SE/16/02496/DETAIL or alternative measures submitted to and approved in writing by the Local Planning Authority.

In the interest of security, crime prevention and community safety and in accordance with the National Planning Policy Framework and policy EN1 of the Sevenoaks Allocations and Development Management Plan.

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Development Control Committee - 10 August 2017

Informative

- 1) The applicant should consider pollution prevention measures due the sensitivity of the underlying aquifer underneath.

Reserved Planning Applications

The Committee considered the following planning applications:

31. SE/17/00449/FUL - Land Behind Sorrento, Station Road, Eynsford DA4 0EJ

The proposal was for the demolition of an existing carport and garage. Replacement with a new residential dwelling with basement to include leisure facilities. The application had been referred to Committee by Councillor Horwood on the grounds that the development would be inappropriate in an Area of Outstanding Natural Beauty, and would represent a loss to neighbouring amenity.

Members' attention was brought to the main agenda papers and late observation sheet which amended conditions 4 and 13 and included an additional condition, 14.

The Committee was addressed by the following speakers:

Against the Application:	Rhian Wortham
For the Application:	Neil Goodhew
Parish Council:	Ferne Haxby
Local Member:	Cllr. Horwood

Members asked questions of clarification from the speakers and officers. Members were advised by the officers that a previous application on the site was refused by delegated authority due to lack of affordable housing contribution and ecology survey. The current proposal was for a height of 7.5m and eaves height of 3m, where that previous application had a height of 7m. It was queried whether condition 14 could be amended to include details relating to control of light emitted from the basement.

It was moved by the Chairman and duly seconded that the recommendation in the report and late observations, be agreed. It was duly agreed that the motion be altered so that condition 14 be amended to include restrictions to the light displaying from the basement.

Members discussed whether the development would be inappropriate due to the scale and bulk of the proposal within an Area of Outstanding Natural Beauty (AONB) and discussed whether the development would both conserve and enhance the AONB. Concern was raised at the effect the bulk and scale would have on neighbouring amenity and the lighting would have on the rural character of the area. Some Members expressed concern at the width of the driveway and how emergency vehicles would not be able to reach the dwelling.

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

It was moved by the Chairman and duly seconded that the application should be refused under policies: EN1 due to the detrimental impact of the bulk, height and scale and failure to provide satisfactory access for vehicles; EN5 as the development would not conserve or enhance the AONB; EN6 and L07. An informative regarding provision of visibility splays to be delegated to the Chief Planning Officer following consultation with the Chairman, Vice Chairman and Local Member.

The motion was put to the vote and it was:

Resolved: That planning permission be refused on the grounds that

- 1) The proposed development, by reason of its height, bulk and scale would fail to conserve and enhance the Kent Downs Area of Outstanding Natural Beauty and would be harmful to the rural character of the area contrary to policy L07 of the Core Strategy (2011), policies EN1, EN5 and EN6 of the Allocations and Development Management Plan (2015) and the National Planning Policy Framework.
- 2) The proposed development would fail to provide a satisfactory means of access for vehicles contrary to policy EN1 of the Allocations and Development Management Plan (2015).

Informatives:

- 1) In the interests of highway safety you are advised of the Highway Authority's request to provide visibility splays at 2.4m x 43m, with no obstruction above 0.6m at the entrance to the site.
- 2) There are some concerns about the access to the site for emergency vehicles which should be clarified; and concerns about the impact of light pollution from the proposed light wells in the AONB.

THE MEETING WAS CONCLUDED AT 8.10 PM

CHAIRMAN

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4.1 SE/17/01790/HOUSE Revised expiry date 11 September 2017

Proposal: Demolition of existing store. To erect a two storey side extension, single storey rear extension, alterations to fenestration.

Location: 1 Jessemere, Shoreham Lane, Halstead, Kent TN14 7DD

Ward(s): Halstead, Knockholt & Badgers Mount

ITEM FOR DECISION

Councillor Grint has referred the application to Development Control Committee on the grounds that the extensions maybe disproportionately large, harmful to the character of the property and the need to consider whether the proposal is compliant with Policy EN1 of the ADMP.

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

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

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

2) The materials to be used in the construction of the development shall be those indicated on the approved plan Application Form.

To ensure that the appearance of the development is in harmony with the existing character of the dwelling as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Block Plan, 07, 09, 10, 11 and 12 date stamped 2 June 2017 and 08 date stamped 12 June 2017.

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

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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 on the progress of the planning application.

Description of proposal

- 1 The application proposes the replacement of the existing single storey extension with a two storey side extension and a single storey rear extension.
- 2 The two storey side extension would have a width of 4.4 metres and depth of 7.7 metres. The eaves would match the existing at 5.5 metres in height, with a hipped ridge at a height of 8.75 metres. A small domed roof light would also be proposed in the rear roof of the side extension.
- 3 The single storey rear extension would have a width of 6.8 metres, depth of 5.55 metres and a flat roof ridge of 3.9 metres. A roof lantern is also proposed, to a height of 4.7 metres.
- 4 The materials for the extensions will match the existing facing brickwork, roof tiles and tile hanging. The doors would be powder coated aluminium, and proposed rear windows white heritage style upvc.

Description of site

- 5 The application site comprises a two storey semi-detached dwelling, situated on the northern side of Shoreham Lane, within the village confines of Halstead.
- 6 The dwelling has a hipped roof with a two storey front gable bay window and attached side extension. There is also a small rear outhouse with chimney. The property matches the style of the adjoining dwelling, yet is different in style and massing to the other properties within the streetscene.

Constraints

7 The site lies in the urban confines of Halstead.

Policies

ADMP:

8 Policies -EN1 - Design Principles, EN2 - Amenity Protection, T2 - Vehicle Parking.

Sevenoaks Core Strategy:

9 Policies - SP1 - Design of New Development and Conservation

Other:

10 Sevenoaks Residential Extensions Supplementary Planning Document (SPD)

11 NPPF

Planning history

12 None.

Consultations

Halstead Parish Council

13 Objection - Policy EN1 Design Principles, states that two storey side extensions should be designed in a style which harmonises with the immediate neighbouring prosperities. The height, volume and overall appearance of any new building or property must be in proportion to what is already there. Sevenoaks District Council stated in the local plan that the rural character must be safeguarded.

Representations

14 No other representations have been received.

Chief Planning Officer's appraisal

Principal issues

Design and Impact on Street Scene

15 Policy SP1 of the Core Strategy states that all new development should be designed to a high quality and should respond to the character of the area in which it is situated.

16 Policy EN1 of the ADMP states that the development should respond to the scale, height, materials and site coverage of the area and should respect the character of the site and surrounding area.

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- 17 The Residential Extensions SPD suggests that the materials of new windows and doors should match those of the original house and that the scale and form of an extension should normally fit unobtrusively with the building and its setting.
- 18 The immediate streetscene comprises a pattern of linear development however, there are a variety of design styles, bulk and massing. The property immediately to the west is an elongated detached chalet bungalow, with steep pitched roof. Beyond this is a larger semi-detached property with a tall and wide barn hipped roof. The property adjoining 1 Jessemere is similar in style, and has been extended at the side with a single storey extension with a cat slide roof. Therefore, it is considered that there is no set streetscene characteristic other than the linear nature, which is well vegetated with a semi-rural feel.
- 19 The proposed single storey rear extension would extend 0.95m beyond the depth of the existing outhouse. The width would be greater and would extend across the rear elevation of the new two storey element, however it would not comprise the whole width of the dwelling and would not extend beyond the existing position of the outhouse in relation to the boundary with 2 Jessemere. The rear extension would use materials to match the existing and while a sizeable extension, it would not be harmful to the character of the existing dwelling.
- 20 The rear extension would not be visible from Shoreham Lane so would have no impact on the streetscene.
- 21 The two storey side extension has been set down from the main ridgeline and in from the front elevation by 0.5 metres making it subservient to the existing dwelling. It would increase the depth of the existing ground floor extension, by 1 metre and would retain a gap to the boundary of 1 metre, which follows the guidance set out within the Residential Extensions SPD. The side extension is large, however, due to it's design, it would not harmfully impact on the character of the property, with the front bay window remaining prominent, hipped roof retained and the fenestration matching the size of the existing. The glazing details would be altered on the existing and proposed windows to provide consistency across the elevations.
- 22 The proposed extensions would not result in the loss of any vegetation, so the screening and general semi-rural character of the area would be maintained when travelling along Shoreham Lane. While together the two storey side and single storey rear do alter the size of the dwelling, this would not harmfully affect the character of the property or the adjoining neighbour. There are also examples within the area of properties which have been extended to a similar amount or further and due to the variety of house styles within the streetscene, it is not considered that together the proposal would harm the character of the area to a detrimental degree.
- 23 Due to the above the proposal is considered to comply with Policy EN1 of the ADMP and the Residential Extensions SPD.

Neighbouring Amenity

- 24 Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development, while ensuring it would not result in excessive overlooking, visual intrusion, noise, vibration, odour, air pollution, vehicle movements, or a loss of privacy and light enjoyed by the occupiers of nearby properties.
- 25 The Residential Extensions SPD expands upon this and states that any extension should not cause a significant loss of light to neighbouring properties and to protect against overlooking, a side wall facing a neighbour should not normally contain windows unless privacy can be retained. This SPD states that a 45 degree test should be carried out to establish whether a proposal would result in a loss of light to neighbouring dwellings.
- 26 The two neighbours closest to the development would be 2 Jessemere to the east and Pipers Pool to the west.
- 2 Jessemere
- 27 There are no rear extensions at this property, with the rear wall in line with that of the application dwelling.
- 28 The proposed two storey side extension would not impact on the amenity of this neighbour as it is sited on the opposite side of the dwelling.
- 29 The single storey rear extension would extend 0.95 metres beyond the rear wall of the existing rear outhouse store it would not extend further toward the boundary with no.2 than the current outhouse position. It is considered that due to this, the proposed rear extension would not have a harmfully dominant or enclosing impact on the adjoining neighbour.
- 30 The 45 degree test passes on plan and elevation in relation to the rear extension and the rear windows of no 2, thus would not result in a harmful loss of light to this neighbour.
- 31 The rear extension would have two ground floor windows facing the boundary with this neighbour. The boundary between the properties is an approximate 1.8 metre fence line. This would obscure any view into the rear from the windows. It is considered that the proposal would therefore not result in a loss of privacy compared to the existing situation.
- Pipers Pool
- 32 This property does not have any side windows facing the application site. The front elevation sits in line with that of the application dwelling and it features a rear extension which extends along the boundary with the application dwelling by between 3.5 and 4 metres.
- 33 Due to the above layout of this property, the proposed two storey side extension would not impact on the outlook of Pipers Pool, nor would it result in a loss of light to any habitable rooms or rear amenity areas.

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- 34 The two storey extension proposes a first floor side window facing toward the boundary with Pipers Pool. However, this window would be located towards the front of the side extension, in a similar position to the existing first floor side window. Pipers Pool does not have any side windows facing towards the application dwelling this means that any view from the proposed two storey side window would be of a solid side wall, rather than any habitable room or private rear amenity area. It is considered that the side extension would therefore not result in a harmful loss of privacy to this neighbour.
- 35 The proposed single storey rear extension would protrude beyond the rear extent of this neighbour, by between 1 and 2 metres. The 45 degree test passes on plan and elevation in relation to the rear elevation of this neighbour, thus the rear extension would not result in a harmful loss of light.

Overall

- 36 Due to the above the proposed extensions would not harmfully impact on neighbouring amenity, complying with Policy EN2 of the ADMP and the Residential Extensions SPD.

Highways and Parking

- 37 Policy T2 of the ADMP states that vehicle parking provision should be made in accordance with the current Kent County Council (KCC) vehicle parking standards in Interim Guidance Note 3 to the Kent Design Guide. This states that properties with 3 bedrooms require 2 parking spaces in this location.
- 38 The site visit confirmed that the front of the property is capable of accommodating the required parking spaces in accordance with Policy T2 of the ADMP.

CIL

- 39 This proposal is not CIL liable.

Access issues

- 40 The access would not be altered as a result of the application.

Conclusion

- 41 While together, the two storey side and single storey rear do alter the size of the dwelling, this would not harmfully alter the character of the property or the adjoining neighbour and would not be detrimental to the character of the streetscene.
- 42 The parking provision is acceptable and the proposals would not result in the loss of any vegetation which contributes to the character of the streetscene. In these circumstances planning permission is recommended.

Background papers

Site and block plan.

Contact Officer(s): Sarah Cottingham Extension: 7481

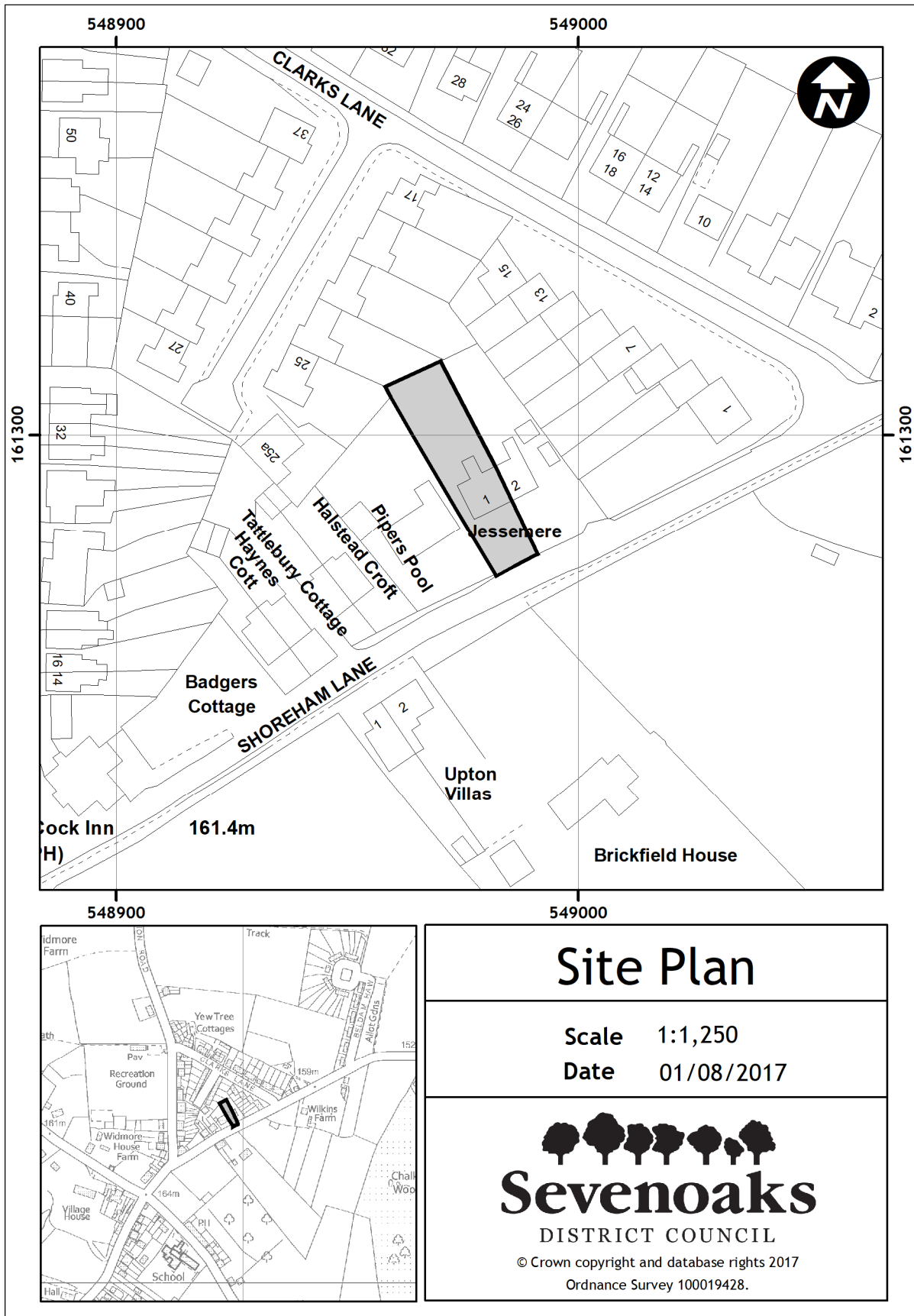
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OQXGJUBKFUJ00>

Link to associated documents

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OQXGJUBKFUJ00>



Site Plan

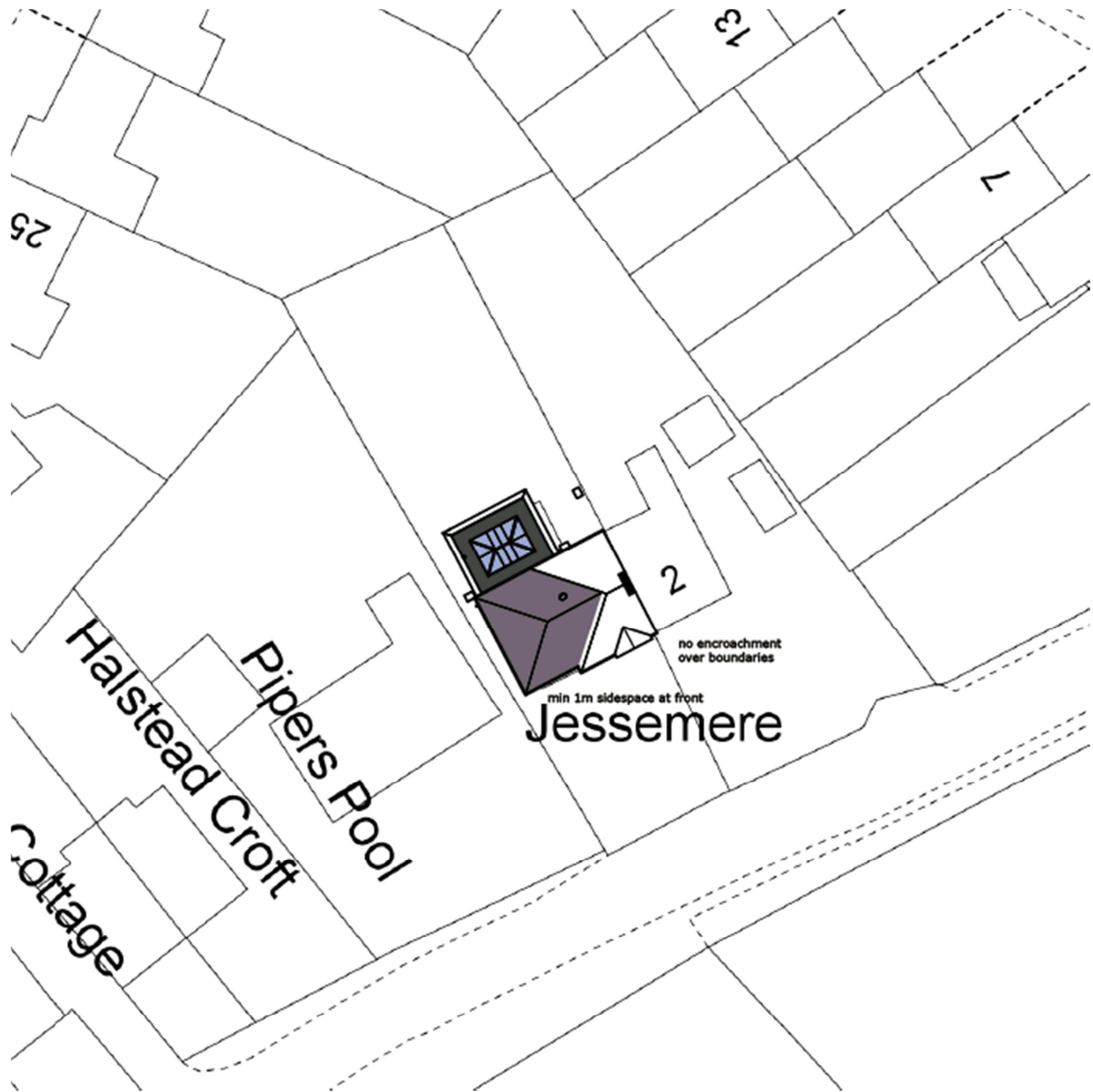
Scale 1:1,250

Date 01/08/2017



DISTRICT COUNCIL

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Planning Application Information on Public Access - for applications coming to

DC Committee on Thursday 7 September 2017

4.1 SE/17/01790/HOUSE 1 Jessemere, Shoreham Lane, Halstead TN14 7DD

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OQXGJUBKFUJ00>

Link to associated documents

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OQXGJUBKFUJ00>

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