

10 September 2020 at 5.00 pm

This meeting will be held virtually via Zoom, and
livestreamed here:

https://www.youtube.com/channel/UCLT1f_F50fvTzxjZk6Zqn6g

Despatched: 02.09.20



Development Control Committee

Membership:

Chairman, Cllr. Williamson; Vice-Chairman, Cllr. Reay
Cllrs. Ball, Barnett, Brown, Cheeseman, Perry Cole, Coleman, P. Darrington,
Hogarth, Hudson, Hunter, Layland, McGarvey, Osborne-Jackson, Pett, Purves,
Raikes and Roy

Agenda

	Pages	Contact
Apologies for Absence		
https://www.youtube.com/channel/UCLT1f_F50fvTzxjZk6Zqn6g		
1. Minutes	(Pages 1 - 10)	
To approve the minutes of the meeting of the Committee held on 20 August 2020, as a correct record.		
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 20/01170/FUL - Land South Of Force Green Farm, Force Green Lane, Westerham Kent TN16 2DN	(Pages 11 - 28)	Mike Holmes Tel: 01732 227000
The conversion and change of use of an existing agricultural building and land to a dog day care business (sui generis).		
4.2 19/02387/FUL - 17 High Street, Swanley, Kent BR8 8AE	(Pages 29 - 42)	Mike Holmes Tel: 01732 227000
Two storey rear extension, single storey side extension and the conversion of the rear section and upper floors into residential apartments, including associated parking for cars and bicycles,		

plus refuse collection area.

- 4.3 20/01603/HOUSE - 42 Chipstead Park, (Pages 43 - 54) Hayley Nixon
Sevenoaks, Kent TN13 2SN Tel: 01732 227000

Demolition of garage, utility room and conservatory. Erection of a two storey side extension and single storey rear extensions and a new garage.

- 4.4 20/01942/FUL - Timbers, Chevening Road, (Pages 55 - 68) Scott Fisher
Chipstead Kent TN13 2SA Tel: 01732 227000

Erection of a two-storey three-bedroom dwelling.

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.

At this time it is necessary to observe social distancing to limit the spread of Covid-19. For this reason the Council is unable to arrange site visits in the established manner and therefore requests for site visits will not be taken.

Please note that due to the earlier time of the meeting, speakers should register by 3pm on the day of the meeting.

Any slides speakers may wish to have displayed at the meeting should be emailed to dc.committee@sevenoaks.gov.uk, by 3pm the day before the meeting.

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 227000 or democratic.services@sevenoaks.gov.uk.

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 20 August 2020 commencing at 3.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Reay (Vice Chairman)

Cllrs. Barnett, Cheeseman, Perry Cole, Coleman, P. Darrington, Hudson, Hunter, Layland, McGarvey, Osborne-Jackson, Purves and Raikes

Apologies for absence were received from Cllrs. Ball, Brown, Hogarth, Pett and Roy

Cllr. London was also present.

91. Minutes

Resolved: That the Minutes of the Development Control Committee held on 23 July 2020, be signed by the Chairman as a correct record.

92. Declarations of Interest or Predetermination

Councillor Darrington declared that for Minute 94 - 20/00037/FUL - Land East of 40 Alderway, Swanley, Kent, it was in his ward but remained open minded.

93. Declarations of Lobbying

There were none.

UNRESERVED PLANNING APPLICATIONS

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

94. 20/00037/FUL - Land East Of 40, Alderway, Swanley, KENT

The proposal sought planning permission for the erection of 18no. 2 and 3 bedroom dwellings with new communal open space and refurbished existing open space area including a children's playground adjacent to Alder Way. The application had been referred to the Committee because the applicant was Sevenoaks District Council.

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.

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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 and details: A983-02A-PL-001/A, A983-PL-102/K, A983-02A-PL-103, A983-02A-PL-110/C, 111/C, 112/A, 113, 120, 121, 122, 123, 130, 131, 132, 133, HED.1362.001, HED.1362.002/A.

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

- 3) No development shall commence until a scheme for the provision of affordable housing has been submitted to and approved in writing by the Local Planning Authority, demonstrating the delivery of 7 affordable homes on the site. The affordable housing shall be provided in accordance with the approved scheme and the provision shall meet the definition of affordable housing set out in Annex 2 of the National Planning Policy Framework 2019 or any future guidance that replaces it. The scheme shall include: i) type and tenure of the affordable housing provision to be made, and ii) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

To ensure the delivery of affordable housing on the site, to comply with policy SP3 of the Core Strategy.

- 4) No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Plan shall include the following: i) routing of construction and delivery vehicles to and from the site; ii) parking and turning areas for construction and delivery vehicles and site personnel; iii) timing of deliveries; iv) provision of wheel washing facilities; v) temporary traffic management signage. The development shall be carried out only in accordance with the approved details.

To preserve highway and pedestrian safety, to comply with policy EN1 of the ADMP.

- 5) No development shall commence until a scheme for the control of noise, vibration and dust during the construction period has been submitted to and approved in writing by the Local Planning Authority. The construction works shall be carried out only in accordance with the approved details.

To protect the amenities of nearby residential properties and to comply with policies EN2 and EN7 of the ADMP.

- 1) Prior to the first occupation of any part of the development, all roads, parking areas, turning areas and pedestrian footpaths, shall be installed in accordance with plan A983-PL-102/K. All works shall be completed to adoptable standards. All parking spaces and turning areas shall remain available as such as at all times.

To ensure the provision of safe access and adequate parking, to preserve highway and pedestrian safety and to comply with policies T2 and EN1 of the ADMP.

- 2) Prior to the commencement of works on any parking areas, details of a scheme to provide access to electrical charging points across the development shall be submitted to and approved in writing by the Local Planning Authority. Those details shall demonstrate that, as a minimum, a "passive" provision (i.e ducting/ wiring) shall be made to all parking areas. The development shall be completed only in accordance with the approved details.

To ensure opportunities are delivered for the use of sustainable vehicles, to comply with policy T3 of the ADMP.

- 3) Prior to the first occupation of any residential unit, details of the allocation of parking spaces and the provision of cycle parking facilities for each dwelling shall be submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the approved details.

To ensure the development promotes sustainable transport, to comply with policy SP2 of the Core Strategy.

- 4) Prior to the first occupation of any part of the development, visibility splays of 43m x 2.4m x 43m shall be provided at the junction of the access road with Alder Way. Those visibility splays shall be maintained at all times.

To preserve highway safety, to comply with policy EN1 of the ADMP.

- 5) Prior to the first occupation of any part of the development, details of external lighting across the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include lighting to the parking areas to the rear of Units 1- 3; the side of Unit 7; the rear of Units 9- 11 and behind Units 13 and 14 (as annotated on plan A983-PL-102/K). The lighting shall be appropriately designed to preserve bat activity and also enhance public safety, and shall only be installed in accordance with the details approved. Lighting adjacent to the public right of way and within the parking areas shall be installed in full, prior to the use of those areas.

To preserve pedestrian safety, to comply with policies EN1 of the ADMP and to preserve bat movements across the site, to comply with SP11 of the Core Strategy.

- 6) Prior to commencement of the development above the damp proof course, a scheme of measures to minimise the risk of crime according to the principles and physical security requirements of Crime Prevention Through Environmental Design (CPTED) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details shall

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demonstrate that the scheme has been developed in consultation with Kent Police. The measures so approved shall be implemented in full prior to the occupation of the development and shall be retained.

To ensure the development creates a safe and secure environment in accordance with policy EN1 of the ADMP.

- 7) Prior to the commencement of development associated with the playground, full details of all hard landscaping, including hard surfaces, boundaries and full details of the equipment to be installed, along with a scheme for its maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The details shall include a column capable of accommodating lighting and CCTV. The development shall be carried out only in accordance with the approved details and the playground shall be available for use prior to the first occupation of any part of the development.

To secure delivery of the play space, to ensure it complements the character and appearance of the area and provides a safe facility, to comply with policies EN1, EN2 and GI2 of the ADMP and SP10 of the Core Strategy.

- 8) Prior to the first occupation of any part of the development, the public right of way shall be completed in accordance with the approved plans and details.

To ensure the public right of way is delivered and to enhance pedestrian movements and links to the neighbouring open space, to comply with policy EN1 of the ADMP.

- 9) Prior to the first occupation of any part of the development, details of the following shall be submitted to and approved in writing by the Local Planning Authority: a) details of all boundary treatments across the site, including details of a boundary between the parking area and public right of way in front of Units 16 and 17 (as annotated on plan A983-PL-102/K) and all boundary treatments adjoining the public right of way; b) a motorcycle barrier to the public right of way close to the northern site boundary. The development shall be completed in accordance with these details.

To preserve residential amenity and to protect public safety on the public right of way, to comply with policies EN1 and EN2 of the ADMP.

- 10) Notwithstanding the provisions of the Town and Country Planning (General Permitted) (England) Order 2015 as amended (or any Order revoking or re-enacting or amending that Order), planning permission shall be required for any alterations to boundary treatments across the site falling under Schedule 2, Part 2, Class A of that Order.

To preserve residential amenity and to protect public safety on the public right of way, to comply with policies EN1 and EN2 of the ADMP.

- 11) Prior to the commencement of any development above the damp proof course of any new dwelling, details including samples of the facing materials to be used in the construction of the new dwellings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the details approved.

To ensure the development preserves the character and appearance of the area, to comply with policy EN1 of the ADMP.

- 12) The first floor window in the side elevation of 'Unit 1' (as annotated on drawing A983-PL-102/K) shall be obscure glazed and fixed shut unless the opening parts of the window are more than 1.7m above the internal floor level of the room it serves. The window shall be so maintained.

To preserve the privacy of the adjoining properties, to comply with policy EN2 of the ADMP.

- 13) Prior to the first occupation of any new dwelling, a scheme for the maintenance and management of the public areas of hard and soft landscaping on the site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be maintained in accordance with those approved details.

To ensure the development preserves the character and appearance of the area, to comply with policy EN1 of the ADMP.

- 14) The soft landscaping scheme demonstrated on plan HED.1362.001 shall be carried out in its entirety not later than the first planting season following the first occupation of any part of the development.

To ensure the development preserves the character and appearance of the area, to comply with policy EN1 of the ADMP.

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

To ensure the development preserves the character and appearance of the area, to comply with policy EN1 of the ADMP.

- 16) Within six months of works commencing, details of how the development will enhance biodiversity will be submitted to, and approved in writing by, the Local Planning Authority. This will include the recommendations within section 4.10 of the Preliminary Ecological Appraisal (KB Ecology August 2018). The approved details will be implemented prior to the first occupation of the development.

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To ensure the development delivers biodiversity enhancements and to comply with policy SP11 of the Core Strategy.

- 17) No development shall commence until a detailed sustainable surface water drainage scheme for the site has been submitted to and approved in writing by the local planning authority. The detailed drainage scheme shall be based upon the Drainage Design Report dated April 2020 by EAS and shall demonstrate that the surface water generated by this development (for all rainfall durations and intensities up to and including the climate change adjusted critical 100 year storm) can be accommodated and disposed of within the curtilage of the site without increase to flood risk on or off-site. The drainage scheme shall also demonstrate (with reference to published guidance): i) that silt and pollutants resulting from the site use can be adequately managed to ensure there is no pollution risk to receiving waters, controlled waters or ground stability; ii) appropriate operational, maintenance and access requirements for each drainage feature or SuDS component are adequately considered, including any proposed arrangements for future adoption by any public body or statutory undertaker. The drainage scheme shall be implemented in accordance with the approved details.

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on or off site flooding, to comply with policy SP2 of the Core Strategy and the NPPF.

- 18) Prior to the first occupation of any residential unit, a Verification Report, pertaining to the surface water drainage system and prepared by a suitably competent person, shall be submitted to and approved by the Local Planning Authority. The Report shall contain information and evidence (including photographs) of details and locations of inlets, outlets and control structures; landscape plans; full as built drawings; information pertinent to the installation of those items identified on the critical drainage assets drawing; and, the submission of an operation and maintenance manual for the sustainable drainage scheme as constructed. The surface water drainage system shall be maintained in accordance with the approved details.

To ensure the development is served by satisfactory arrangements for the disposal of surface water and to ensure that the development does not exacerbate the risk of on or off site flooding, to comply with policy SP2 of the Core Strategy and the NPPF.

- 19) A) Prior to the commencement of development, an intrusive site investigation in respect of potential land contamination and a remediation strategy (if necessary) shall be submitted to and approved in writing by the Local Planning Authority. B) If identified as necessary by part A then all approved remediation works shall be carried out in full and a validation report demonstrating completion of the remediation works shall be submitted to and approved in writing by the Local

Planning Authority prior to the first occupation of any part of the development. If unexpected contamination is found after development has begun, development shall be halted on the part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until appropriate remediation has been undertaken.

To ensure the development is safe for future users, to comply with policy EN2 and the NPPF.

- 20) No development shall take place until details of the existing levels of the land and proposed slab levels and any changes in levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

In order to understand the final ground levels and to comply with policies EN1 and EN2 of the ADMP.

Informatives

- 1) The proposed development has been assessed and it is the Council's view that the CIL is payable. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.
- 2) The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should contact the Public Right of Way Officer at Kent County Council before commencing any works that may affect the Public Right of Way.
- 3) The applicant is reminded that they will require the separate consent of the Highway Authority for any works involving construction works within the existing public highway. It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.
- 4) The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are present on the application site and are assumed to contain nesting birds between 1st March and 31st August, unless a recent survey has been undertaken by a competent ecologist and has shown that nesting birds are not present.

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- 5) Thames Water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
- 6) In respect of conditions relating to soakaways, the applicant is advised to follow the guidance of The Environment Agency in respect of groundwater protection. The design of drainage systems should be in line with G1, G9, G12 and G13 position statements, available on The Environment Agency website.
- 7) The applicant is advised to have regard to the recommendations of Kent Police in their comments to this planning application dated 5th February 2020 when considering boundary treatments across the site.

CHANGE IN ORDER OF AGENDA ITEMS

With the agreement of the Committee, the Chairman brought forward consideration of the Tree Preservation Order.

TREE PRESERVATION ORDER

95. Objection to Tree Preservation Order (TPO) 1 of 2020 - To the front of Aston House and Woodys, Highland Road, Badgers Mount,

The Arboricultural and Landscape Officer brought Members' attention to the main agenda papers. TPO 1 of 2020 had been served to protect a large mature Oak tree. An objection was received with claims that the tree was of limited amenity value and was decaying as a result of deep foundations in the development of Badgers Oak. However, as the tree was visible from Memorial Hall and a Public Right of Way, it would have detrimental impact on the local amenity. It was also not considered to be in decline at the time of the serving of the order.

Resolved: That TPO 1 of 2020 be confirmed without amendment.

RESERVED PLANNING APPLICATIONS

The Committee considered the following planning application:

96. 20/01339/HOUSE - Glenray, 2 Obelisk Wood, Chipstead Lane, Sevenoaks, KENT, TN13 2AL

The proposal sought planning permission to demolish the garage and single storey side and rear extensions and erect a two storey rear extension with a single storey side and rear extension with roof lights along with alterations to parking. The application had been called to the Committee by Councillor London on the basis that the development would result in overshadowing and loss of light and overdevelopment of the site.

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application: Jennifer Meredith

For the Application:

Parish Representatives: Cllr Andy Clark

Local Member: Cllr London

Members asked questions of clarification from the speakers and officers.

It was moved by the Chairman and duly seconded that the recommendations within the report, be agreed.

Members discussed the application.

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

To ensure that the appearance of the development is in harmony with the existing character of the building 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 and details: 20/1460/02A and site plan.

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

- 4) The ground floor and first floor windows on the west elevation of the property shall be fixed shut and obscure glazed at all times and shall be maintained as such thereafter.

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

THE MEETING WAS CONCLUDED AT 3.33 PM

CHAIRMAN

4.1 20/01170/FUL Revised expiry date 14 September 2020

Proposal: The conversion and change of use of an existing agricultural building and land to a dog day care business (sui generis).

Location: Land South Of Force Green Farm, Force Green Lane, Westerham KENT TN16 2DN

Ward(s): Westerham & Crockham Hill

Item for decision

This application has been called to the Development Control Committee by Councillor Esler on the grounds that the noise from the proposal would impact residential amenity and the development would also impact highways safety.

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

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

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

2) The development hereby permitted shall be carried out in accordance with the following approved plans: GA_00, S-02 Rev.B, Proposed Building Layout.

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

3) Prior to the installation of any new exterior materials, full details of the materials to be used in the construction of the external surfaces of the converted building hereby permitted shall be submitted to and approved in writing by the local planning authority. The development shall be carried out using the approved materials.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan.

4) The development shall not be brought into use until full details of hard and soft landscape works have been submitted to and approved in writing by the local planning authority. Those details shall include: -hard landscaping plans (identifying existing hard standing, hard standing to be retained and new hard landscaping); - boundary treatment; -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 including any necessary protection measures during construction. Only the approved details shall be carried out in the planting season following the

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completion of the development hereby granted. 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 policies EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan.

5) The development shall not be brought into use until a detailed noise management plan, and any mitigation measures, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved plan thereafter.

To safeguard the residential amenity of nearby local residents as supported by the National Planning Policy Framework and policies EN2 and EN7 of the Sevenoaks Allocations and Development Management Plan.

6) The development shall not be brought into use until a Travel Plan, to reduce dependency on the private car, has been submitted to and approved in writing by the local planning authority. The Travel Plan shall include objectives and modal-split targets, a programme of implementation and provision for monitoring, review and improvement. Thereafter, the Travel Plan shall be put into action and adhered to throughout the life of the development, or that of the Travel Plan itself, whichever is the shorter.

To reduce dependency on the private car as supported by the National Planning Policy Framework.

7) Prior to the commencement of the development on the site a Construction Management Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include the following:(a) Routing of construction and delivery vehicles to / from site(b) Parking and turning areas for construction and delivery vehicles and site personnel(c) Timing of deliveries(d) Provision of wheel washing facilities(e) Temporary traffic management/signage. The Construction Management Plan shall be fully adhered to during the course of the construction phase.

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

8) The development hereby permitted shall not begin until the local planning authority has approved in writing a full scheme of works to provide alterations to the entry and egress junctions at Force Green Road/London Road. The occupation of the development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

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

9) Prior to works commencing on site an ecological mitigation strategy must be submitted to and approved in writing by the local planning authority. The plan must provide the following information: -Overview of the proposed mitigation for reptiles, amphibians, breeding birds and hedgehogs; -Detailed methodology to implement the mitigation; -Timings of the proposed works; and -Map showing areas where mitigation will be carried out and receptor site. Details of who will be carrying out the works. The plan must be implemented as approved.

To conserve biodiversity within the site as supported by the National Planning Policy Framework and policy SP11 Sevenoaks Core Strategy.

10) Prior to the installation of any external lighting, details of the lighting shall be submitted to and approved in writing by the local planning authority. The lighting plan shall implement the recommendations within the Bats and artificial lighting in the UK document (Bat Conservation Trust and Institution of Lighting Professionals) and shall be retained thereafter.

To retain bats within the site and surrounding area as supported by the National Planning Policy Framework and policy SP11 Sevenoaks Core Strategy.

11) Within 3 months of works commencing an ecological enhancement plan, detailing what ecological enhancements will be incorporated into the site, shall be submitted to and approval in writing by the local planning authority. The development shall be carried out in accordance with the approved plan.

To enhance biodiversity within the site as supported by the National Planning Policy Framework and policy SP11 Sevenoaks Core Strategy.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of site

- 1 The application site comprises an area of land to the south-east of Force Green Farm, which also has London Road (A233) to the west and the M25 to the south.
- 2 The site was formerly used as part of Force Green Farms' dairy operation. The site currently features an agricultural building, a large area of hardstanding, two existing access points and adjoining open fields served by a larger agricultural building.
- 3 The site is contained with existing boundary planting and hedgerows.

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Description of proposal

- 4 The application proposes the conversion and change of use of the existing agricultural building and land to a dog day care business, with associated works to the vehicular accesses to the site, parking area and landscaping.
- 5 The submission indicates that the site could accommodate up to 130 dogs per day.
- 6 Materials for the exterior of the converted building would comprise dark stained timber cladding to the walls, a profiled metal sheeting for the roof and powder coated windows.

Relevant planning history

- 7 There is no relevant planning history for the application site.

Policies

- 8 National Planning Policy Framework (NPPF)
- 9 Core Strategy (CS)
 - LO1 Distribution of Development
 - LO8 The Countryside and the Rural Economy
 - SP1 Design of New Development and Conservation
 - SP11 Biodiversity
- 10 Allocations and Development Management Plan (ADMP)
 - SC1 Presumption in Favour of Sustainable Development
 - EN1 Design Principles
 - EN2 Amenity Protection
 - EN4 Heritage Assets
 - EN5 Landscape
 - EN6 Outdoor Lighting
 - EN7 Noise Pollution
 - GB7 Re-Use of a Building within the Green Belt
 - T1 Mitigating Travel Impact
 - T2 Vehicle Parking
- 11 Other
 - The Planning (Listed Buildings and Conservation Areas) Act 1990
 - Development in the Green Belt Supplementary Planning Document (SPD)
 - Countryside Character Assessment Supplementary Planning Document (SPD)

Constraints

- 12 The site lies within the following constraints -
- Metropolitan Green Belt
 - Kent Downs Area of Outstanding Natural Beauty (AONB)
 - Air Quality Management Area (M25)
 - Nearby listed buildings (Force Green Farm and Force Green Farm Cottage)
 - Nearby public right of way

Consultations

- 13 Westerham Town Council -

“WTC objects to the application as it is inappropriate development in this AONB and Green Belt location. Other objections are:

- The noise level of 130 dogs increasing to up to 300 would be unacceptable to neighbours and neighbouring properties. The noise assessment carried out for the applicant makes the assumption that only one dog would be barking at any point in time. This would not seem to be a valid assumption.
- The access is near to the bottom of Westerham Hill and the Committee believe that the fast-moving traffic along this stretch of the A233 would be an issue with vehicles turning into Force Green Lane. There have been several accidents along the stretch of the A233 between the top of Westerham Hill and the roundabout at Beggars Lane.
- There is a current planning application with KCC to deliver infill to Covers Farm, Westerham with potentially 50% of the 200 daily lorry movements coming down Westerham Hill.
- There is a rat issue in the area and poison is put down to control the rats. There is a concern that this could have an impact on the dogs.
- There is concern that a number of the trees along the road around the site would be removed to enable easier access to the site.
- Roof lights on the agricultural building are not suitable in this location.

- 14 If SDC were minded to grant this application WTC would wish to see:-

- A more realistic traffic assessment
- A reduction in the speed limit to 50mph for Westerham Hill
- A realistic noise assessment to take place at a centre with a similar number of dogs
- Suitable alterations, in keeping with the rural nature of the road and the area, should be made to the entrance to Force Green Lane to facilitate access to the site and to help reduce the risk of accidents.”

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- 15 Environmental Health Officer -
- 16 “As an email was submitted by NVOA acoustics regarding the previous observations from the Environmental Protection Team, yes there is no specific guidance for assessing the likely impact from dog barking from kennels, dog walking areas or indeed the doggy day care proposed in this application. However it is for the applicant to fulfil the requirements of the National Planning Policy Framework (NPPF) and the Noise Policy Statement for England (NPSE). To assist this the government issued planning practice guidance to aid this process along with British Standards and other guidance that could be applicable even if not specifically stated as such. However some standards and guidance have been specifically stated as being not applicable for the assessment of noise from dogs or for noise exposure at specific localities, that isn’t to say that the acoustic principles within them could not be adapted providing that some justification is given and clarity as to how the re-appropriation of such guidance is being applied.
- 17 The primary area of concern with this application is noise and therefore paragraphs 170 (e) and 180 (a) of NPPF being most applicable.
- 18 “170. Planning policies and decisions should contribute to and enhance the natural and local environment by:
- 19 e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans. “
- 20 So we must consider an unacceptable risk of levels of noise or levels of noise from this proposed development and where possible the development should improve the environmental conditions taking into account relevant information.
- 21 “180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:
- 22 a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development - and avoid noise giving rise to significant adverse impacts on health and the quality of life”
- 23 This has a direct link by wording to the NPSE in relation to “significant impact on health”, but also requires the cumulative effects of noise to be considered.
- 24 So we go back to the original report by NOVA Acoustics and on looking again at the report I found a couple of things didn’t add up, at 4.1 and 4.2 are tables showing a measured dog bark at 1 metre with the first table being for

an L_{Amax} value and the second a 1 second L_{Aeq} and this is where it doesn't add up as the L_{WA} or Sound Power Level is the energy provided at source over a 1 second period yet in both tables only 8 dB has been added to the measured level at 1 metre when in actual fact the correction to Sound Power Level from a measured Sound Pressure Level at 1 metre is the addition of 11 dB. It is normal when using noise mapping to use the Sound Power Level for the source, in this case barking dog, unfortunately all of the predicted levels at the noise receptors need to be increased by three decibels. It is not for the Environmental Health Department to undertake assessment for applicants but we do have to consider if accurate and appropriate information has been provided to fulfil those questions posed by the relevant paragraphs of the NPPF and the NPSE.

- 25 I will try and put this in the context of this site and the existing similar site at Cobham, here the noise exposure from the M25 is a bit higher as despite a barrier the motorway is elevated at this point and the nearest noise affected dwellings are further away, approximately 95 metres as to the 50 metres at Force Green Farm with the Westerham site benefitting slightly from the motorway being in a cut for a significant section of the M25, the adjacent roads running past each location are similar. At the Cobham site at the time of my visit I could see no more than 25 to 30 dogs and on a number of occasions more than one dog was barking but never more than two and each time it was the same two dogs. I visited the nearest dwellings and at the properties the dogs could just be heard and were not intrusive, however the predominant noise source was the transient noise from the M25 and an adjacent school.
- 26 At the Westerham location I suspect that barking would be noticeable on occasion and may heard inside on occasion it is also difficult to envisage what noise 130 dogs might make, but from what I could see the Cobham site was very well managed and the noise less than I expected. So if we consider the objectives of the NPSE.
- 27 The first aim of the Noise Policy Statement for England
- Avoid significant adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.
- 28 The second aim of the Noise Policy Statement for England
- Mitigate and minimise adverse impacts on health and quality of life from environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.
- 29 The third aim of the Noise Policy Statement for England
- Where possible, contribute to the improvement of health and quality of life through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development.

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- 30 The first aim states that significant adverse impacts on health and quality of life should be avoided whilst taking into account the principles of sustainable development. The second aim addresses the situation where noise impact lies somewhere between the Lowest Observed Adverse Effect Level (LOAEL) and Significant Observed Adverse Effect Level (SOAEL). In this instance I believe this to be the case where the LOAEL may be met however 2.24 of NPSE states -
- 31 “The second aim of the NPSE refers to the situation where the impact lies somewhere between LOAEL and SOAEL. It requires that all reasonable steps should be taken to mitigate and minimise adverse effects on health and quality of life while also taking into account the guiding principles of sustainable development (paragraph 1.8). This does not mean that such adverse effects cannot occur.”
- 32 The third aim seeks, where possible, positively to improve health and quality of life through the pro-active management of noise while also taking into account the guiding principles of sustainable development.
- 33 The Nova Acoustics report has not entirely set out how these requirements will be achieved and has some errors but from what I have witnessed it is clear that with very good management, a good noise management plan the requirements of the NPPF and NPSE can be met. Whilst some noise dog barking is likely to be heard at neighbouring properties, it is not necessarily a reason for refusal.
- 34 Therefore if you are minded to grant permission condition requiring a detailed noise management plan and any other mitigation measures that might be possible to be submitted in writing to the local planning authority and agreed prior to first use of the site.”
- 35 County Highways Development Planner -
- 36 “Further to my recent correspondence dated 12 June 2020, I have been provided with additional information regarding the trip generation for the proposed doggy day care business. I had dialogue with Chris Blamey from RGP Consultants.
- 37 I requested further information regarding the trip generation assumptions. The dog buses proposed can accommodate up to 16 dogs. Although it is fair to assume an average of 12 dogs will be accommodated per bus. 80% of the dogs are anticipated to be transported to and from the site by bus, which leaves 21 dogs being taken to and from the site by private car.
- 38 I confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:
- The development shall not be brought into use until a Travel Management Plan, to reduce dependency on the private car, has been submitted to and approved in writing by the Local Planning Authority.

- A Section 278 Agreement will be required to enable works to provide alterations to the entry and egress junctions at Force Green Road / Main Road.
- Submission of a Construction Management Plan before the commencement of any development on site to include the following:

(a) Routing of construction and delivery vehicles to / from site

(b) Parking and turning areas for construction and delivery vehicles and site personnel

(c) Timing of deliveries

(d) Provision of wheel washing facilities

(e) Temporary traffic management / signage”

39 County Biodiversity Officer

No objection subject to the inclusion of conditions relating to an ecological mitigation strategy, lighting and ecological enhancements.

40 Conservation and Design Team

The proposed scheme sits to the south of two Grade II Listed Buildings - Force Green Farm Cottage and Force Green Farmhouse. There is no objection from the Conservation team for the proposed scheme subject to conditions relating to details of all the external materials and a hard and soft landscaping strategy.

41 County Public Rights of Way Officer

42 “Public Right of Way Footpath SR337 runs from Force Green Lane in an easterly direction before crossing the motorway and exiting onto Beggars Lane. It is not mentioned in the application.

43 Some walkers will be approaching along Force Green Lane from the south and it is anticipated that a number of ‘doggy’ buses and private cars will be using the Lane, increasing local vehicle traffic on the route. There is no footway/pavement along this route.

44 The public footpath SR337 is only 55 metres to the north at its nearest point but the application states that dog barking will be kept to an absolute minimum so walkers’ audio environment should not be badly affected.”

Representations

45 We received sixty-five letters of objection raising concern regarding the following matters -

- Impact on the AONB
- Noise impact
- A local rat infestation and potential poisoning of the dogs

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- Impact on biodiversity
- Impact on property value
- Increase in traffic
- Impact on highways safety
- Impact on the Green Belt
- Pollution
- Employment not for local community
- The position of a post box
- The impact of local shoot days
- Impact on residential amenity
- Contamination
- Impact on local business

Chief Planning Officer's appraisal

46 The main planning consideration are:

- Impact on the Green Belt
- Impact on residential amenity
- Impact on highways safety and parking provision
- Design and impact on the character and appearance of the area
- Trees, landscaping and biodiversity
- Contamination

Impact on the Green Belt

- 47 As set out in paragraph 146 of the NPPF, certain forms of development are not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. These forms of development include the re-use of buildings provided that the buildings are of permanent and substantial construction.
- 48 Paragraph 143 states that where a proposal is inappropriate development in the Green Belt, it is by definition harmful and should not be approved except in very special circumstances.
- 49 Paragraph 144 of the NPPF advises we should give substantial weight to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm, is clearly outweighed by other considerations. Therefore, the harm in principal to the Green Belt remains even if there is no further harm to openness because of the development.
- 50 Openness is an essential characteristic of the Green Belt and is different from visual impact. Openness is about freedom from built form. Even if there is absence of harm to openness, there can be harm in principal to the Green Belt from inappropriate development.
- 51 The building is located within a wider cluster of development, comprising both agricultural and residential properties. The use of the site as a site where dogs are looked after on a daily basis would not be significantly

different to that of the existing agricultural use where cattle could graze the land. The development would, therefore, not significantly change the nature or character of the site or the local area.

- 52 The proposed use of the application site would, therefore, not have a materially greater impact than the present use on the openness of the Green Belt or harm the existing character of the area.
- 53 The application is accompanied by a structural survey and a method statement. The structural survey confirms that the building comprises a steel framed structure with solid brick infill and precast concrete walls and an asbestos profiled roof. It is also stated that the steel frame requires sand blasting and treating with a rust inhibitor. The survey concludes that the building can be converted for the purposes of the proposed development without substantial reconstruction.
- 54 The method statement provides a detailed breakdown of the works to carry out the proposed conversion and these appear to support the claim within the structural survey that the building is of permanent and substantial construction and is capable of conversion without substantial reconstruction.
- 55 Overall, the proposal comprises appropriate development in the Green Belt in compliance with the NPPF and policy GB7 of the ADMP.

Impact on residential amenity

- 56 Policy EN2 of the ADMP requires proposals to safeguard the amenities of existing and future occupants of nearby properties, taking into account the impact from excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and where the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.
- 57 Policy EN7 of the ADMP states that proposals for development should not have an unacceptable impact when considered against the amenities of existing and future occupants of nearby properties.
- 58 There are a number of properties to the north and south of the site. However, it is those to the north that would potentially be most affected since those to the south lie some distance away and are separated from the site by the M25.
- 59 The conversion of the existing building and proposed use would not result in overlooking or visual intrusion, or an unacceptable loss of privacy, or light enjoyed by the occupiers of the nearby properties.
- 60 In terms of noise, our Environmental Health Officer has considered the proposal, including the submitted noise impact assessment and the further supporting information on the matter of noise.

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- 61 Subject to an appropriate condition requiring a detailed noise management plan and any other mitigation measures that might be possible the Environmental Health Officer raises no objection to the scheme.
- 62 Based upon this expert view, whilst the concerns of the interested parties are acknowledged, it is not considered that that the development would have an unacceptable impact on the occupiers of nearby residential properties.
- 63 It is also the case that the proposed development would not result in a detrimental level of vibration, odour, air pollution, activity or vehicle movements.
- 64 Finally, the use of the site would not be impacted upon by the lack of air quality from the M25.
- 65 The proposal therefore complies with the NPPF and policies EN2 and EN7 of the ADMP in this respect.

Impact on highways safety and parking provision

- 66 Policy EN1 of the ADMP states that all new development should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking.
- 67 Policy T2 of the ADMP states that vehicle parking provision in new non-residential developments should be made in accordance with advice by Kent County Council as Local Highway Authority.
- 68 The proposal would use the existing accesses onto the highway to the site and fifteen parking spaces are to be provided on site.
- 69 The County Highways Development Planner has assessed the scheme, including the submitted transport statement and the further supporting information on the matter of highways safety.
- 70 The concerns of the interested parties relating to highways safety are acknowledged. However, the County Highways Development Planner's expert opinion is that, subject to a number of appropriate conditions, the proposal would preserve highways safety.
- 71 The proposal therefore complies with the NPPF and policies EN1 and T2 of the ADMP.

Design and impact on the character and appearance of the area

- 72 The Countryside and Rights of Way Act 2000 states that the Local Planning Authority should conserve and enhance Areas of Outstanding Natural Beauty. Designating an Area of Outstanding Natural Beauty protects its distinctive character and natural beauty and can include human settlement and development.
- 73 There are therefore two considerations directly related to a site's AONB status when determining a planning application. Firstly, does the

application conserve the AONB and secondly, if it does conserve the AONB does it result in an enhancement. A failure to achieve both of these points will result in a conflict with the requirements of the Act.

- 74 Policy EN5 of the ADMP states that the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and design will conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance.
- 75 Policy SP1 of the Core Strategy and policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.
- 76 The site is identified in the Sevenoaks Countryside Character Area Assessment as lying within the Darent Valley - Westerham and Brasted, which identifies the characteristic elements of the landscape as being a gently undulating river valley on gault clay. The condition is considered to be good with moderate sensitivity.
- 77 The subject building lies within an area containing a cluster of existing development and is generally enclosed to long distance views by the contours of the surrounding area and natural screening. Where views of the site may be available, it is seen in the context of the surrounding existing development.
- 78 The proposed materials would be appropriate to the setting of the building and the surrounding area. This could be confirmed by submission of further details of the proposed materials.
- 79 In addition, the proposed use of the land would not result in any encroachment beyond the boundaries of the existing fields and would reflect the size of the fields within the locality. Further details of landscaping and boundary treatment would also ensure that the development beds into the landscape appropriately.
- 80 Finally, in terms of the tranquillity of the area, the applicant has demonstrated that the noise levels from the development would not detrimentally impact the occupiers of nearby residential properties. Therefore, the tranquillity of the wider area would not be significantly eroded.
- 81 Taking account of the condition and limited visibility of the site beyond the immediate area, the proposed development would conserve and enhance the landscape character of the area consistent with relevant policy and guidance.

Trees, landscaping and biodiversity

- 82 Policy SP11 of the Core Strategy states that the biodiversity of the District will be conserved and opportunities sought for enhancements to ensure no

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net loss of biodiversity. Policy EN1 of the ADMP states that trees should be incorporated into the layout of development.

- 83 The proposal would not result in any loss of trees or other vegetation. The development would also result in no loss of biodiversity.
- 84 The County Biodiversity Officer has assessed the scheme and raised no objection subject to the inclusion of conditions relating to an ecological mitigation strategy, lighting and ecological enhancements.
- 85 Therefore, the development would be in accordance with the NPPF and policy SP11 of the Core Strategy and policy EN1 of the ADMP.

Other issues

- 86 The applicant has considered the matter of contamination and would put in place appropriate measures to manage the waste produced by the dogs on the site.
- 87 The fact that there may be a local rat infestation is not a planning matter but something the applicant should be aware of to manage appropriately.
- 88 The potential for development to impact on property value is not material to the consideration of a planning application.
- 89 Where employees for the development live is not material to the consideration of this planning application.
- 90 The development would not preclude access to the post box, which appears to be adjacent to the public highway.
- 91 The impact of local shoot days is, again, not a planning matter but something the applicant should be aware of to manage appropriately.
- 92 The proposal would provide healthy competition within the local area, requiring local businesses to improve their services, which would benefit the public.

Community Infrastructure Levy (CIL)

- 93 This proposal is not CIL liable.

Conclusion

- 94 As highlighted in the report above the proposed development accords with the NPPF and our adopted development plan.
- 95 It is therefore recommended that this application is GRANTED.

Background papers

Site and block plan

Contact Officer(s): Mike Holmes 01732 227000

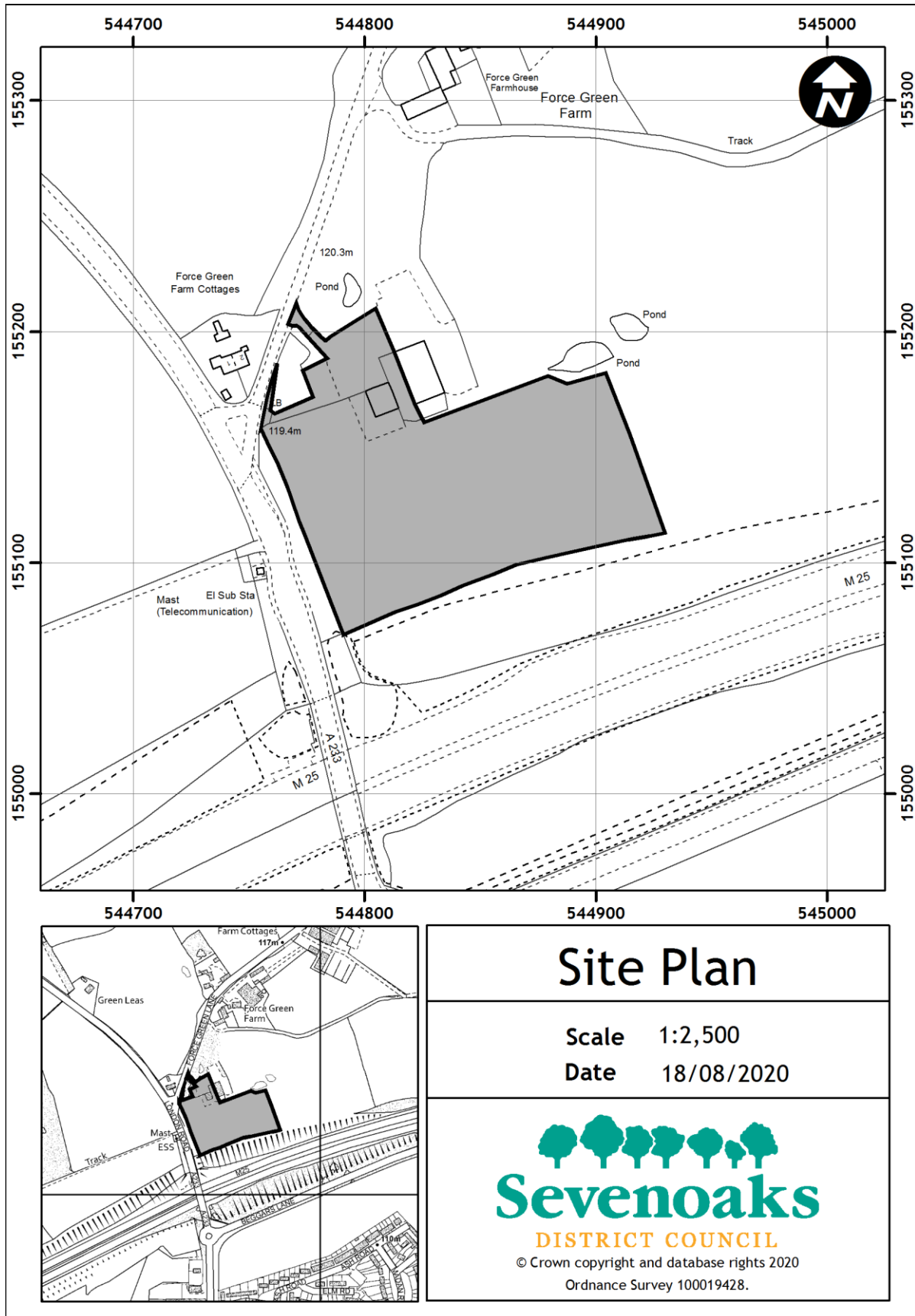
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9GEZSBKHX00>



Site Plan

Scale 1:2,500

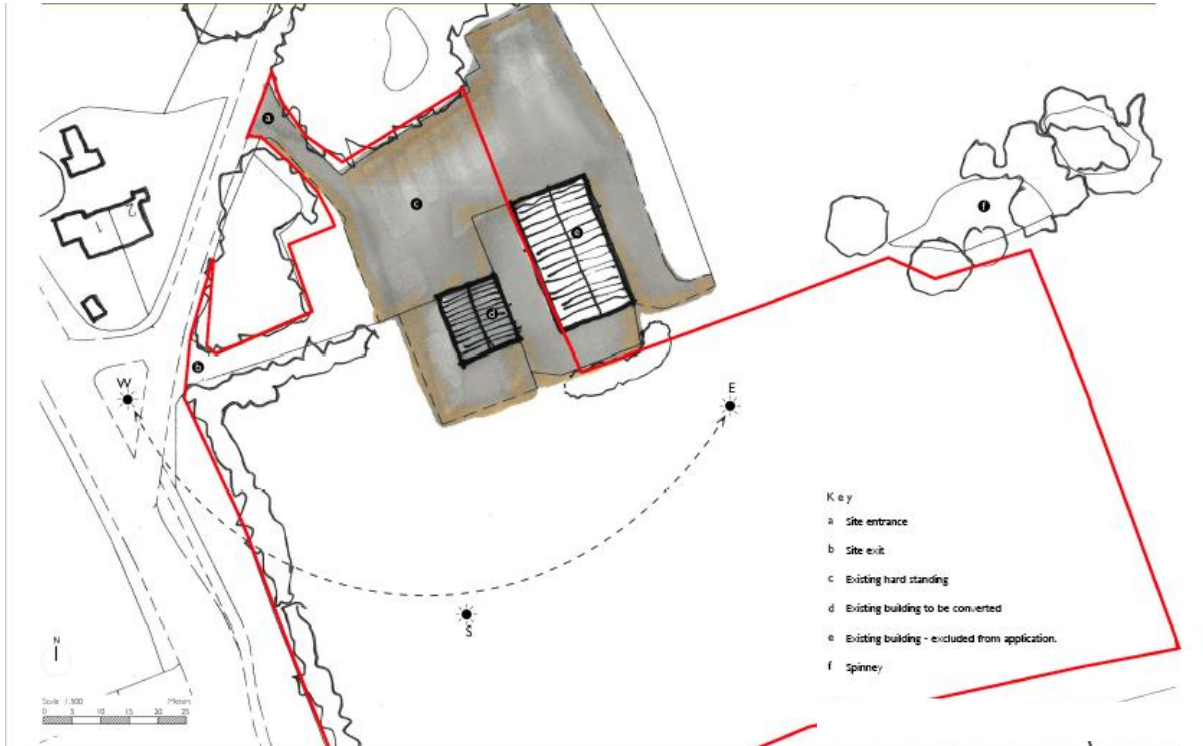
Date 18/08/2020



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Ordnance Survey 100019428.

BLOCK PLAN



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4.2 19/02387/FUL

Revised expiry date 14 September 2020

Proposal: Two storey rear extension, single storey side extension and the conversion of the rear section and upper floors into residential apartments, including associated parking for cars and bicycles, plus refuse collection area.

Location: 17 High Street, Swanley, KENT BR8 8AE

Ward(s): Swanley Christchurch & Swanley Village

Item for decision

This application has been called to the Development Control Committee by Councillor Barnes on the grounds that the proposal would have a lack of parking facilities and there would be access issues to the site.

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

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

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

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 4407-PD-003 Revision B, 4407-PD-004 Revision C and 4407-PD-005.

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

3) The materials to be used in the construction of the development shall be those indicated on the submitted application form.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

4) The vehicle parking spaces shown on the approved plan drawing number 4407-PD-003 Revision B shall be provided and kept available for such use at all times and no permanent development shall be carried out on the land so shown or in such a position as to preclude vehicular access to the vehicle parking spaces.

To ensure a permanent retention of vehicle parking for the property as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

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5) Prior to first occupation of the development hereby approved, details of the electrical charging point for the safe charging of electric vehicles 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 maintained thereafter.

To encourage the use of low emission vehicles in accordance with policy T3 of the Sevenoaks Allocations and Development Management Plan.

6) The development shall be carried out wholly in accordance with the proposed scheme of sound insulation measures contained within section 4 of the submitted External and Commercial Plant Noise Assessment and shall be maintained as such thereafter.

To safeguard the residential amenity of the future occupiers of the development in accordance with policy EN7 of the Sevenoaks Allocations and Development Plan.

7) Prior to the first occupation of the development, full details of appropriate measures to enhance the biodiversity and nature conservation value of the site 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 maintained thereafter.

In order to enhance the biodiversity value of the site in accordance with policy SP11 of the Sevenoaks Core Strategy.

Informatives

1) The proposed development has been assessed and it is the Council's view that the CIL is payable. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of site

- 1 The site comprises a two storey mid-terraced property situated on the north-eastern side of the High Street in Swanley. The property to the front has tall pitched dormers in the roof and a partially rendered, partially bricked façade which responds back to its historic use which appears to have been a bank in the 1960s.

- 2 The property lies within a busy town centre area, designated as a secondary frontage within the urban confines of Swanley. The rear of the site and terraced properties as a whole within the immediate area is used by a variety of properties and businesses, with each property having an area to the rear for parking of vehicles.

Description of proposal

- 3 The application proposes the conversion of the rear of the property and upper floors into seven residential apartments (5 x 1-bed and 2 x 2-bed), with associated parking and refuse collection area.
- 4 As part of the conversion, a 7.7m rear extension is proposed, with a slate mansard with flat roof ridge height of 8.75m. This would accommodate Flat 1 at ground floor, Flat 3 at first floor and Flat 5 at second floor.
- 5 Materials would comprise red facing brickwork, render on the side elevations, grey aluminium windows and a slate roof.
- 6 Two parking spaces would be provided to the rear of the extended building, cycle parking and refuse storage would be provided within the building, accessed from the rear and the front of the building respectively.

Relevant planning history

- 7 94/01969 - Continued use as offices (LDC) - Granted
- 8 07/02709/LDCEX - The use of the ground floor as a reception, consulting and meeting rooms with members of the public visiting, and the first and second floors for use as ancillary offices - Granted
- 9 17/02951/PAC - Prior notification for a change of use from office to dwellinghouse. This application is made under Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015 - Refused.
- 10 18/03047/FUL - Two storey rear extension and the conversion of the rear section and upper floors into residential apartments, including associated parking for cars and bicycles, plus refuse collection area - Refused.
- 11 This application was refused for the reason that the proposed development would fail to provide a satisfactory standard of accommodation for the future occupiers of the development and would impact the occupiers of 19-21 High Street.

Policies

- 12 National Planning Policy Framework (NPPF)
- 13 Core Strategy (CS)
- L01 Distribution of Development
 - L04 Development in Swanley
 - L05 Swanley Town Centre

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- SP1 Design of New Development and Conservation
- SP2 Sustainable Development
- SP3 Affordable Housing
- SP5 Housing Size and Type
- SP7 Density of Housing Development
- SP11 Biodiversity

14 Allocations and Development Management Plan (ADMP)

- SC1 Presumption in Favour of Sustainable Development
- EN1 Design Principles
- EN2 Amenity Protection
- EN7 Noise Pollution
- TLC2 Swanley Town Centre
- T2 Vehicle Parking
- T3 Provision of Electrical Vehicle Charging Points

Constraints

15 The site lies within the following constraints -

- Urban confines of Swanley
- Air Quality Management Area
- Town and Local Centre - Swanley
- Town Centre Secondary Frontage

Consultations

16 Swanley Town Council -

17 Objection and reasons:

- Severe lack of vehicle parking
- No disabled parking
- Entry problems due to already high number of vehicles using the access for business needs

18 County Highways Development Planner -

19 The proposal is located close to Swanley Town Centre and is therefore considered to be in a sustainable location with easy access by foot or cycle to the train station, bus services, schools, medical facilities and shops.

20 There are also a number of public car parks in the vicinity within easy walking distance. The proposal for 7 flats includes the provision of 2 parking spaces which complies with the current KCC Parking Standards (IGN3) for a town centre location, which is a maximum standard of 1 space per unit. It

also complies with the policy standard for cycle parking with 8 spaces for 7 units.

- 21 Given the low level of parking provision, traffic generation from the site is likely to be minimal, if anything, and would have no significant impact on highway safety or congestion. I therefore have no objection on highways grounds to this proposal provided a Condition is applied to any consent granted for the parking spaces to be retained for that use at all times.
- 22 Environmental Health Officer (initial consultation) -
- 23 The updated noise assessment although not meeting the full requirements of what is required of a BS 4142:2014 assessment, would seem to indicate that providing the mitigation measures in the assessment are fully implemented, the future residents should not be exposed to unacceptable levels of noise.
- 24 We note that as requested in our previous comments, no assessment has been made to determine if the site is suitable for residential occupation due to the site being located within an Air Quality Management Area (AQMA). Paragraph 3.12 of the submitted design and access statement acknowledges the site lies in an AQMA but no further details of an assessment appear to have been submitted.
- 25 Environmental Health Officer (final consultation) -
- 26 Environmental Health are satisfied with the conclusions in the submitted air quality report that no building mitigation needs to be provided to protect residents from poor air quality and the provision of an electrical vehicle charging bay. We would however recommend that whilst installing the charging infrastructure, the applicant may wish to consider laying the duct work so that the site can add additional charging stations if required at a later date.
- 27 Direct Services Recycling Co-ordinator
- 28 Although the plans show adequate bin storage facilities, it does not give an indication of the access to the bin store for the collection crew/ vehicle. There is concern that the vehicle may not be able to access the bin area via the private access road due to the narrow entry. We would need a swept path analysis done on our largest vehicle. Alternatively, the bin area could be located towards the front of the property with access from the High Street.

Representations

- 29 We received one letter of objection raising concern regarding highways safety and traffic movements around the rear of the property.

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Chief Planning Officer's appraisal

30 The main planning considerations are:

- Principle of the development
- Parking provision and impact on highways safety
- Design and impact on the character and appearance of the area
- Impact on residential amenity
- Trees, landscaping and biodiversity
- Community Infrastructure Levy (CIL)

Principle of the development

- 31 Policy LO1 of the Core Strategy states that development will be focused within existing settlements. The site lies within Swanley Town Centre, in an area where there are no specific landscape constraints. In addition to this, Policy LO5 of the Core Strategy states that in this area the town centre will be regenerated to better meet the needs of the population, with a mix of uses including retail, offices, residential and community facilities.
- 32 The site would provide additional housing for the district in a sustainable location, which supports the aspirations of the NPPF.
- 33 The application does not propose any change of use to the front ground floor section of the building, which contains an existing commercial use to be retained.
- 34 Due to the above, it is considered that there is potential to develop the site through the extension and conversion of the building, subject to the material planning considerations assessed below.

Parking provision and impact on highways safety

- 35 Policy EN1 of the ADMP states that all new development should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking.
- 36 Policy T2 of the ADMP states that dwellings in this location with 1 or 2 bedrooms require 1 parking space as a maximum.
- 37 Policy T3 of the ADMP states that electrical vehicle charging points should be provided within new residential developments to promote sustainability and mitigate climate change.
- 38 The proposal would use the existing access to the site which serves the existing residential flats and commercial units. The Highways Officer considers that the use of this access by 2 vehicles would not result in a harmful impact on the highway network.
- 39 The Town Council's concerns regarding the lack of parking provision, including that of disabled parking, are acknowledged. However, the site lies within a town centre location, where parking standards are a maximum, not a minimum. Development should promote sustainable development and less

reliance upon the motor vehicle, thus the provision of 2 parking spaces but 8 cycle spaces would encourage more sustainable modes of transport. Current KCC Parking Standards (IGN3) for a town centre location states that “reduced, or even nil provision is encouraged in support of demand management and the most efficient use of land.”

- 40 In addition, the site lies close to the railway station with good links into London and lies close to regular bus routes. Due to this, the KCC Highways Officer has considered that the provision of 2 spaces would meet their standards. There is nothing within the information submitted or the site visit that would lead to a different conclusion in this instance.
- 41 The proposal therefore complies with policies EN1 and T2 of the ADMP.
- 42 There is also space shown for an electrical vehicle charging point, which complies with policy T3 of the ADMP, subject to a condition requiring further detail of this point upon any grant of permission.
- 43 Refuse for the residential development is proposed to be stored and collected from the front of the property, which is wholly acceptable.

Design and impact on the character and appearance of the area

- 44 Policy SP1 of the Core Strategy and policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.
- 45 The proposed development would result in the some minor changes to the front elevation. This would include a new commercial pedestrian entrance to the commercial unit within the building. A new separate entrance would then be provided for the new flats. The entrance doors would match the existing building and are of a suitable design. A small section of the rear and side extension would be partly visible from the front elevation where it incorporates side dormers and a sloping roof, although this is significantly set back from the main front elevation of the building and not significantly noticeable or visible due to the location of existing buildings. Overall the main design features and appearance of the front of the building facing the High Street would remain significantly unchanged. Therefore, its redevelopment would not significantly impact on the immediate street scene.
- 46 The proposal does consist of a notably large rear extension to the north, which would extend outwards into the currently hard surfaced informal parking area. It would result in a fairly dominant extension to the property.
- 47 However, while the proposal would alter the roof shape and height of the existing rear projection of the building, it would continue to sit below the ridge height of the front portion of the building as well as the adjacent properties to the south-east (19-21 High Street) and the north-west (15 High Street).
- 48 In addition, the extension would maintain gaps to the boundary at first floor level and its eaves would respond to the height of those at No.19-21.

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- 49 The rear of the properties along the High Street do not have any set character or form that would need to be maintained as they vary in style and are occupied by a variety of uses such as residential, offices, commercial and food industry. In addition, it is noted that a larger sized building has been granted permission for 11-13 High Street, to the north-east within the same terrace and is currently under construction.
- 50 Therefore, while the extension would be large, this in itself would not be so detrimentally harmful to the character of the area in this instance, due to the very nature of the rear of the site.
- 51 The proposed extension would therefore not conflict with policy SP1 of the Core Strategy and Policy EN1 of the ADMP.

Impact on residential amenity

- 52 Policy EN2 of the ADMP requires proposals to 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, taking into account the impact from excessive noise, vibration, odour, air pollution, activity and vehicle movements as well as loss of light and privacy.
- 53 Policy EN7 of the ADMP states that proposals for development should not result in unacceptable noise levels from existing noise sources that cannot be adequately mitigated. The Planning Practice Guidance also states that air quality and noise needs to be considered when new developments would be located where air quality is known to be poor and where sensitive to the prevailing acoustic environment.
- 54 The site is directly adjoined by 15 High Street to the north-west and 19-21 High Street to the south-east. All other nearby residential properties would retain sufficient space not to be impacted by the proposed development.
- 56 The rear of 15 High Street is set back from No.17, with a window at second floor and a door and small window at first floor, with external steps then leading down to ground floor level from this door.
- 57 The first floor window and door serve the commercial unit and are therefore not habitable rooms. It is not known what the second floor window serves. However, a previous sunlight and daylight assessment indicated that the impact to this is negligible. Due to this, and the proposed relationship, it is not considered that the proposal would have a detrimental impact on this property in terms of overlooking loss of privacy or a visual intrusion.
- 58 19-21 High Street features two windows on the rear elevation at ground floor serving a living room and bedroom and two at first floor also serving a living room and bedroom of a different flat.
- 59 The 45 degree test for a loss of light fails on the ground floor living room of no.19-21. However, as this elevation is north-east facing, and due to the

trajectory of the sun, there would not be a loss of sunlight to this room due to the proposed extension. There may be some feeling of enclosure, however, the window is not restricted from view on the other side and as such, it is not considered detrimentally harmful in this instance to the overall amenity of this flat.

- 60 The windows along the flank wall serve a communal hallway, living room, and bedroom at ground floor (with the bedroom set back within a courtyard) and at first floor a communal stairway, bedsit and kitchen (with the kitchen set back within a courtyard).
- 61 The previously submitted sunlight and daylight assessment found that there would not be a detrimentally harmful impact to the overall light levels of these windows as a result of the proposal. It found that there would be a significant proportional reduction to the first floor flank wall window serving a studio but this is a dual aspect room and the other window would not be materially impacted. Due to this, it is considered that any loss of light to these windows would not be so detrimental that it would impact on the overall amenity of the flats in this instance.
- 62 There was concern with the previous application submission that the placement of the windows could result in harmful levels of overlooking between No.19-21 and the proposed development. An angled window is proposed to serve the bedroom of Flat 4, preventing any overlooking of the flat opposite in No.19-21. Overall, privacy would be preserved and overlooking would be avoided.
- 63 The outlook from the side facing windows of No.19-21 would not be significantly altered from the existing situation, since the existing building already stands directly opposite the neighbouring building.
- 64 At local policy level we do not prescribe internal space standards. While this is the case, a layout has been provided for each residential unit which shows how the internal space would be configured, with each unit having a bedroom or two, a kitchen/dining/living room and bathroom. The rooms have been configured so that neighbour flats would not directly adjoin one another, to avoid concerns over noise disturbance within the flats themselves.
- 65 Further consideration of the floor plans indicates that some of the habitable rooms to some of the flats would enjoy minimal outlook, looking out onto the blank wall of No.19-21. However, since this does not affect all of the windows in any one flat, the future occupiers would enjoy some outlook from within their property.
- 66 In addition, the applicant has provided an internal daylight assessment for the development. This concludes that the levels of daylight amenity within the proposal fully accord with the guidance provided by the Building Research Establishment (BRE).

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- 67 It is therefore the case that the proposal would provide adequate residential amenities for future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties in accordance with the NPPF and policy EN2 of the ADMP.
- 68 The site lies adjacent to the High Street in Swanley and an Air Quality Management Area. The application has been accompanied by a noise impact assessment and an air quality report.
- 69 Both have been considered by our Environmental Health Officer, who has found both documents to be acceptable including their findings that future residents would not be exposed to unacceptable levels of noise and that no building mitigation needs to be provided to protect residents from poor air quality.
- 70 The proposal therefore complies with the NPPF and policies EN2 and EN7 of the ADMP in this respect.

Trees, landscaping and biodiversity

- 71 Policy SP11 of the Core Strategy states that the biodiversity of the District will be conserved and opportunities sought for enhancements to ensure no net loss of biodiversity. Policy EN1 of the ADMP states that trees should be incorporated into the layout of development.
- 72 The proposal would not result in any loss of trees or other vegetation. The extension would result in development over an existing hard surfaced area so there would not be a loss of biodiversity as a result. Ecological enhancements could be sought by way of condition to ensure that there is an ecological gain.
- 73 Therefore, the development would be in accordance with the NPPF and policy SP11 of the Core Strategy and policy EN1 of the ADMP.

Community Infrastructure Levy (CIL)

- 74 This proposal is CIL liable and there is no application for an exemption.

Conclusion

- 75 As highlighted in the report above the proposed development accords with the NPPF and our adopted development plan.
- 76 As the Council cannot demonstrate a 5 year housing supply at this time, the tilted balance of NPPF paragraph 11d) is engaged. The recommendation is for approval and the need to deliver housing adds further weight in favour of granting planning permission.
- 77 It is therefore recommended that this application is GRANTED.

Background Papers

Site and Block Plan

Contact Officer(s): Mike Holmes Tel : 01732 227000

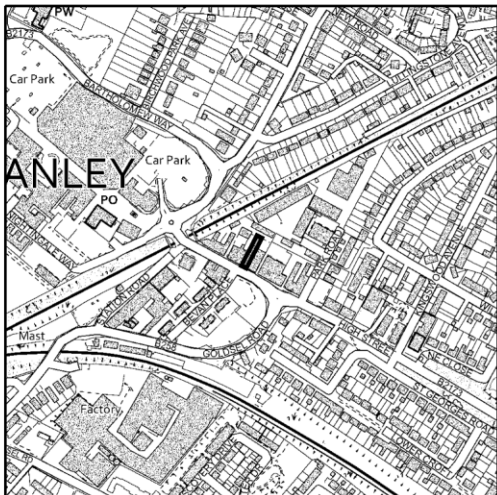
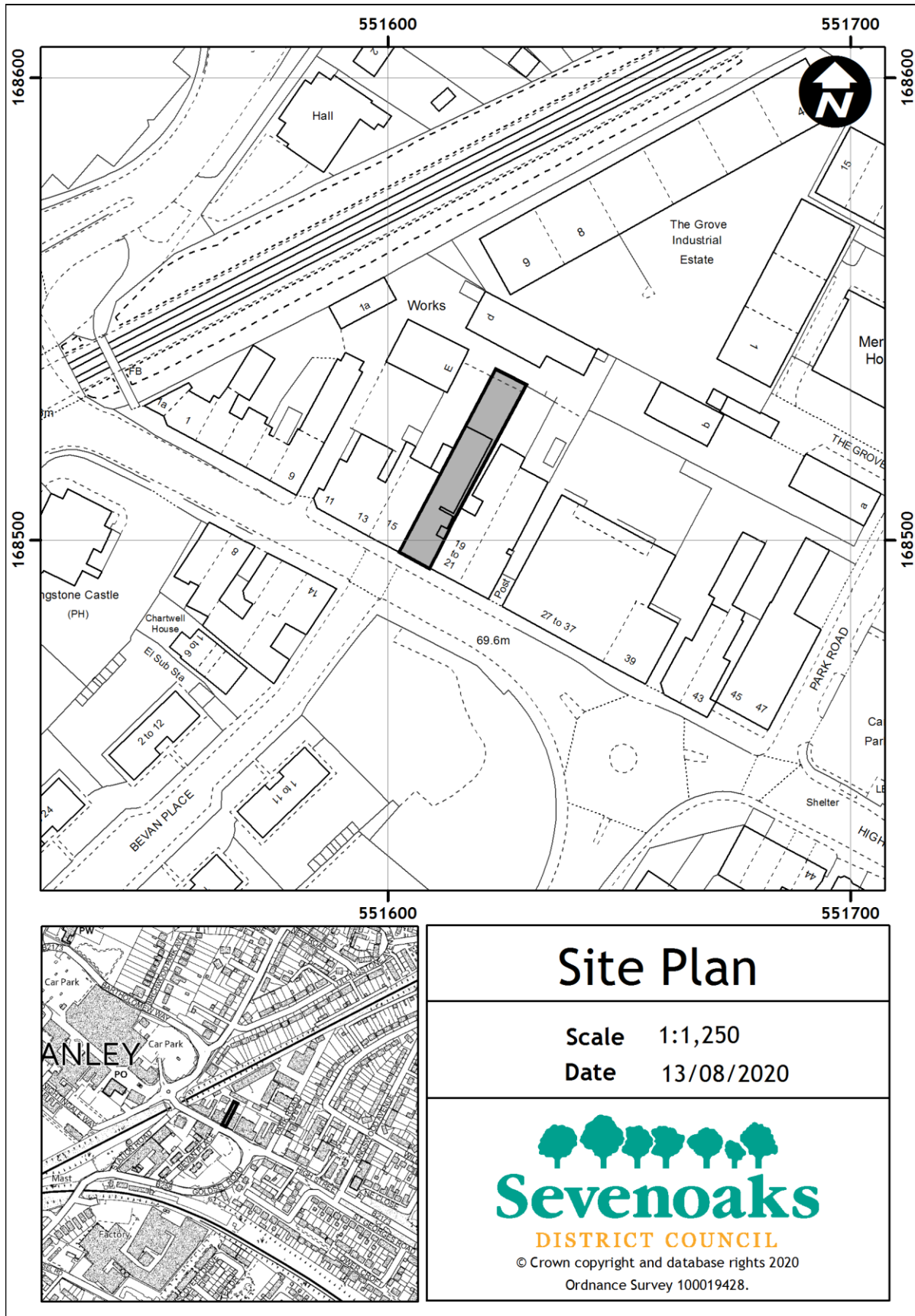
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PW9KS8BKHLX00>



Site Plan

Scale 1:1,250

Date 13/08/2020



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Ordnance Survey 100019428.

BLOCK PLAN



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4.3 20/01603/HOUSE Revised expiry date 11 September 2020

Proposal: Demolition of garage, utility room and conservatory.
Erection of a two storey side extension and single storey rear extensions and a new garage.

Location: 42 Chipstead Park, Sevenoaks, KENT TN13 2SN

Ward(s): Brasted, Chevening And Sundridge

Item for decision

The application has been called to the Development Control Committee by Councillor London on the grounds of overdevelopment, loss of light and loss of privacy.

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 1006-P-002 (Rev B).

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 and details: 1006-P-002 (Rev B) and site plan

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

4) The window in the proposed first floor West Side Elevation of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

To safeguard the privacy of the occupants of adjoining properties in accordance with Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of site

- 1 The site comprises of a detached two-storey dwelling located within the urban confines of Sevenoaks and the parish of Chipstead. The dwelling is set back from the road by approximately 16 metres with neighbouring properties situated to the front and side of the dwelling.
- 2 The surrounding area comprises of a mixture of detached single-storey and two-storey dwellings which are set back from the road by front gardens. The properties lack visual unity in terms of their design and materials.
- 3 The northern boundary of the site is located within the Metropolitan Green Belt and a Biodiversity Opportunity Area. The existing dwelling and the proposed extensions would lie outside of the Green Belt and the Biodiversity Opportunity Area and therefore it would not appropriate to apply policies relating to these two constraints.

Description of proposal

- 4 Demolition of garage, utility room and conservatory. Erection of a two storey side extension and single storey rear extensions and a new garage.
- 5 The application has been amended with the two first floor side windows which were located on the proposed east side elevation providing additional outlook to master bedroom four of the two storey extension being removed. Alternatively, two roof lights have been added to provide additional light to this bedroom.

Relevant planning history

- 6 20/00475/HOUSE Demolition of existing garage, utility room and conservatory and erection of a two storey side extension, single storey rear extension and new garage - WITHDRAWN 09.06.2020

Policies

- 7 National Planning Policy Framework (NPPF)
- 8 Core Strategy (CS)
 - SP1 Design of New Development and Conservation
- 9 Allocations and Development Management Plan (ADMP)
 - EN1 Design Principles
 - EN2 Amenity Protection
- 10 Other:
 - Sevenoaks Residential Extensions Supplementary Planning Document (SPD)
 - Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD)

Constraints

- 11 The following Constraints apply:
 - Metropolitan Green Belt (rear of site)
 - Biodiversity Opportunity Area (rear of site)

Consultations

- 12 Chevening Parish Council - First round of consultation:

“The proposal will almost touch the boundary, leaving no room for access and its size will overshadow the neighbouring property. It will from some angles create a terracing effect. Object.
- 13 Second round of consultation following amendment:

No comments received.

Representations

- 14 First round of consultation:

1 letter of objection received relating to the following issues:

 - Eastern first floor windows of the two storey extension would result in overlooking and have a detrimental impact on privacy

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15 Second round of consultation following amendment:

No comments received.

Chief Planning Officer's appraisal

16 The main planning consideration are:

- Impact on the character of the area
- Impact on neighbouring amenity

Impact on the character of the area

- 17 The property is located in Chipstead Park. The surrounding area consists of a number of detached single storey and two storey dwellings which vary in terms of their architectural design, appearance and palette of materials. The roofs of properties are generally shallow and gabled, however there are also instances of hipped and mansard roofs. The properties are set back from the road on a curved building line behind front gardens which are open plan or partially enclosed by hedges and dwarf walls.
- 18 The Sevenoaks Residential Character Area Assessment identifies Chipstead Park as an area which lacks visual unity and local references as a result of the design, form and appearance of properties within the close.
- 19 The proposed development would include a two storey side extension, a single storey rear extension and a new garage. The application represents a revised scheme to the previously withdrawn application 20/00475/HOUSE. The previous application proposed a two storey side extension that would have been built up to the western boundary of the site. This would have resulted in a cramped appearance at odds with the pattern of development within Chipstead Park.
- 20 The projection of the two storey side extension has been reduced. Under this current application, the extension would project beyond the side elevation of the existing property by 5 metres, rather than 6 metres under 20/00475/HOUSE. The extension would have a similar roof design to the existing dwelling and would incorporate a gable roof which would sit slightly below the main roof of the property. This would result in a cohesive design which would reduce the visual impact of the extension on the street scene and ensure that the extension does not appear unduly prominent.
- 21 In addition, the two storey extension would be set back from the front elevation of the property by 3 metres and set back from the road by approximately 19 metres. In this regard, the visual primacy of the original dwelling would be maintained and the extension would not dominate the dwelling nor appear visually intrusive in the street scene.
- 22 At its nearest point to the angled boundary the proposed extension would still retain a minimum gap of 1 metre between the side wall of the two storey extension and the western boundary of the site and this would be in accordance with the guidance set out in the Residential Extensions SPD to

prevent visual terracing. It is therefore considered that the two storey extension would not have an overbearing appearance and would not have an adverse impact on the nature of space between properties in Chipstead Park. Nor would it create a sense of overdevelopment as gaps between properties would be retained and the proposed extension would be of a subservient design, scale and bulk.

- 23 The proposed single storey rear extension would extend beyond the rear elevation of the dwelling by approximately 3.8 metres and would have a flat roof with the inclusion of a roof lantern. The rear extension would not be publically visible and therefore would not have an impact on the character of the surrounding area. The scale and form of the extension would also fit unobtrusively with the existing dwelling and would be a modest and subordinate addition which would not appear cramped or overdeveloped.
- 24 The new garage would extend beyond the front elevation of the existing property by 3.2 metres, with a total depth of 6.3 metres and width of 4.1 metres. The garage would be visible in the street scene. However, it is noted that houses within Chipstead Lane typically have garages set within the dwelling or beyond the front elevation. Therefore the proposed garage would not appear incongruous with the street scene and would be a positive addition to the property.
- 25 Cumulatively, it is acknowledged that the proposed extensions would increase the size and width of the existing property when viewed from the street however this would not have a harmful impact on the character of the locality nor result in overdevelopment of the site. The front and rear garden of the site and the curved alignment of properties within Chipstead Park would be maintained. Furthermore, the scale, form and sitting of the extensions would be seen in the context of other homes in the street which exhibit similar extensions and alterations. 20 Chipstead Park, located to the south east of 42 Chipstead Park, has recently been granted planning permission for a two storey side extension. Furthermore, 60 Chipstead Park, located to the south west of 42 Chipstead Park, has been granted planning permission for a first floor side extension.
- 26 With regards to materials, the entire property, including the proposed extensions, would be rendered with the original brick skirting and timber roof edging being maintained on the front elevation. The roof of the property would be constructed of grey roof tiles and the windows would have grey-green window frames.
- 27 It is acknowledged that the use of render and grey roof tiles would alter the appearance of the existing property. However, properties within the surrounding area are constructed of various shades of brick with white weatherboard, hung concrete tiles and painted render. Furthermore, the immediate neighbouring property 44 Chipstead Park is constructed of a similar palette of materials to those proposed, such as white render, timber roof edging and grey roof tiles. Therefore, the proposed materials would show consideration towards the design approach of properties within the surrounding area and would also create a visual link between 42 Chipstead Park and 44 Chipstead Park. This would enhance the character of the street scene.

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- 28 Overall, the development would preserve the character and appearance of the area in accordance with the NPPF and policies SP1 of the Core Strategy and EN1 of the ADMP.

Impact on neighbouring amenity

- 29 Light

- 30 The Parish Council has raised concern that the development would result in a loss of light to neighbouring properties.

- 31 The Sevenoaks Residential Extensions SPD seeks to ensure that a significant loss of daylight should not occur and the 45 degree test is used, whereby a significant loss of light would only occur if the proposal fails in both plan and elevation in line with BRE guidance. In terms of the loss of sunlight, the Residential Extensions SPD seeks to ensure that the proposed will not result the cutting out of sunlight for a significant part of the day to habitable rooms in neighbouring properties or private amenity space.

- 32 The applicant has provided a 45 degree plan and elevation test within the submitted Design and Access Statement. The 45 degree test has also been conducted by the planning officer.

- 33 40 Chipstead Park

- 34 The proposed single storey garage extension failed the loss of light test on its floor plan but passed on its elevation in relation to the patio doors which serve the living room of the neighbouring property. Therefore, as per the Residential Extensions SPD, the extension passes the test overall and would not result in a significant loss of light to 40 Chipstead Park.

- 35 44 Chipstead Park

- 36 The proposed extensions passed the 45 degree test on both floor plan and elevation. This is because there are no windows located on the eastern side elevation of 44 Chipstead Park and the extensions would not extend far beyond the rear elevation of the neighbouring property to result in a loss of light.

- 37 In light of the above, both daylight and sunlight levels afforded to the neighbouring properties would not be adversely affected by the extensions because the 45 degree test demonstrates that light would continue to be received.

- 38 Privacy

- 39 40 Chipstead Park

- 40 During the first round of consultation for the application, the occupier of 40 Chipstead Park raised concern that the eastern first floor side windows of the two-storey extension providing additional outlook to master bedroom four of the two storey extension would result in overlooking and would have a detrimental impact on privacy. The application has been amended with these windows removed and alternatively two roof lights have been inserted on the

roof slopes of the extension to provide additional light to this bedroom. The roof lights would not result in any downward views towards 40 Chipstead Park or 44 Chipstead Park and there would be no loss of privacy in this regard.

- 41 The proposed development would also include two ground floor windows on the side elevation of the rear extension which would face towards 40 Chipstead Park. These windows would be set back from the boundary between the two properties in similar fashion to the windows of the existing conservatory which would be demolished as a result of the development. Any views from these windows of 40 Chipstead Park would be obscured by the existing fencing and tall hedging along the eastern boundary of the site and would have a similar outlook to the existing conservatory. As such, it is considered that the privacy of 40 Chipstead Park would not be harmed as a result of the development.
- 42 44 Chipstead Park
- 43 The eastern side elevation of the neighbouring property, which faces 42 Chipstead Park, does not contain any windows. Therefore, the development would not result in overlooking.
- 44 It is noted that there would be one ground floor window and one first floor window on the side elevation of the two storey extension facing 44 Chipstead Park. These windows would serve a utility room and bathroom and are shown on the plans to be obscure glazed. The first floor window due to its location at a higher level could result in some potential overlooking and this can be secured as obscured glazed by an appropriate planning condition. In any event, the development will include a condition that stipulates that the development should be carried out in accordance with the approved plans which will be referenced on the decision notice. The plans submitted indicate that the both the ground and first floor windows are to be obscure glazed.
- 45 Additionally, there would be ground floor and first floor windows located on the rear elevation of the two storey extension and single storey rear extension, however, these would not result in any further loss of privacy to 44 Chipstead Park. There are already windows in this elevation of the existing property and the direction of outlook from these windows would be towards the rear garden of the application site.
- 46 Other properties
- 47 The proposed windows on the front elevation of the two storey extension would not harm the neighbouring properties situated to the front of 42 Chipstead Park as they are situated a sufficient distance away from the proposals not to be affected. In addition, there are already windows on this elevation.

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- 48 Visual intrusion
- 49 The proposals would not result in visual intrusion or loss of outlook from the neighbouring properties 40 Chipstead Park and 44 Chipstead Park. The normal outlook from the main windows of these properties would not change.
- 50 40 Chipstead Park
- 51 The garage extension may be visible from a ground floor side window of the neighbouring property 40 Chipstead Park. However, it is considered that the garage would not be visually intrusive or a dominant addition to the property. Furthermore, the existing boundary treatment along the eastern boundary of the site would soften any views of the garage.
- 52 44 Chipstead Park
- 53 There are no windows located on the eastern side elevation of 44 Chipstead Park and therefore the property would not look directly at the proposed extensions. Views of the extensions from the rear garden of 44 Chipstead Park would be softened by the existing boundary treatment along the western boundary of the application site.
- 54 Other properties
- 55 The proposed extensions would be set back from the road and would not appear visually intrusive in the street scene. Therefore, the outlook from the main windows of the neighbouring properties situated to the front of 42 Chipstead Park would not be adversely affected by the development.
- 56 Notwithstanding the above, it is important to note here that as per the Residential Extensions SPD the planning process cannot protect a view from a private property.
- 57 Overall, the development would safeguard the amenities of existing and future occupants of nearby properties and would provide adequate residential amenities for existing and future occupiers in compliance with the NPPF and Policy EN2 of the ADMP.

Other issues

- 58 Parish Council comments
- 59 The Parish Council have raised concern that the two storey extension would almost touch the boundary leaving no room for access and create a terracing effect. As discussed within this report, the two storey extension would be set back a minimum of 1 metre from the western boundary of the site in accordance with the guidance set out in the Residential Extensions SPD. The existing access along the side of 42 Chipstead Park and 44 Chipstead Park would remain as a result of the proposals.
- 60 The Parish Council have also stated that the size of the extension would overshadow the neighbouring property. The loss of light test was conducted

and the extensions passed the test overall for both neighbouring properties located to the side of 42 Chipstead Park.

Community Infrastructure Levy (CIL)

- 61 The proposal is CIL liable and the applicant has not submitted a claim form or submitted all the declarations required for an exemption.

Conclusion

- 62 The proposal would be an acceptable form of development because it would not have a detrimental impact on the character of the original dwelling or the surrounding area. Furthermore, it would not have a harmful impact on neighbouring amenities. As a result, the proposal complies with our policies.

- 63 It is therefore recommended that this application is APPROVED.

Background papers

Site and block plan

Contact Officer(s): Hayley Nixon 01732 227000

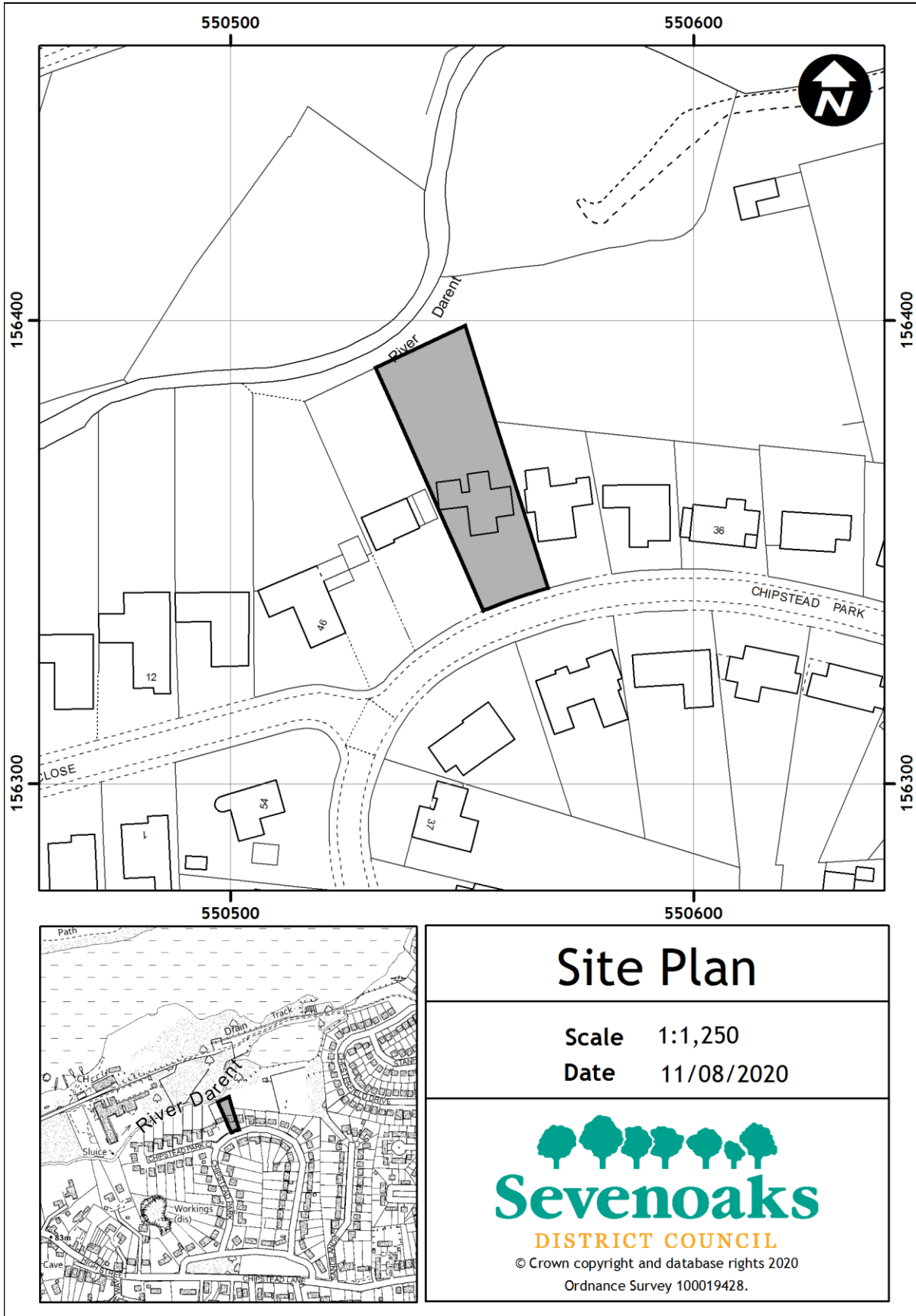
Richard Morris
Chief Planning Officer

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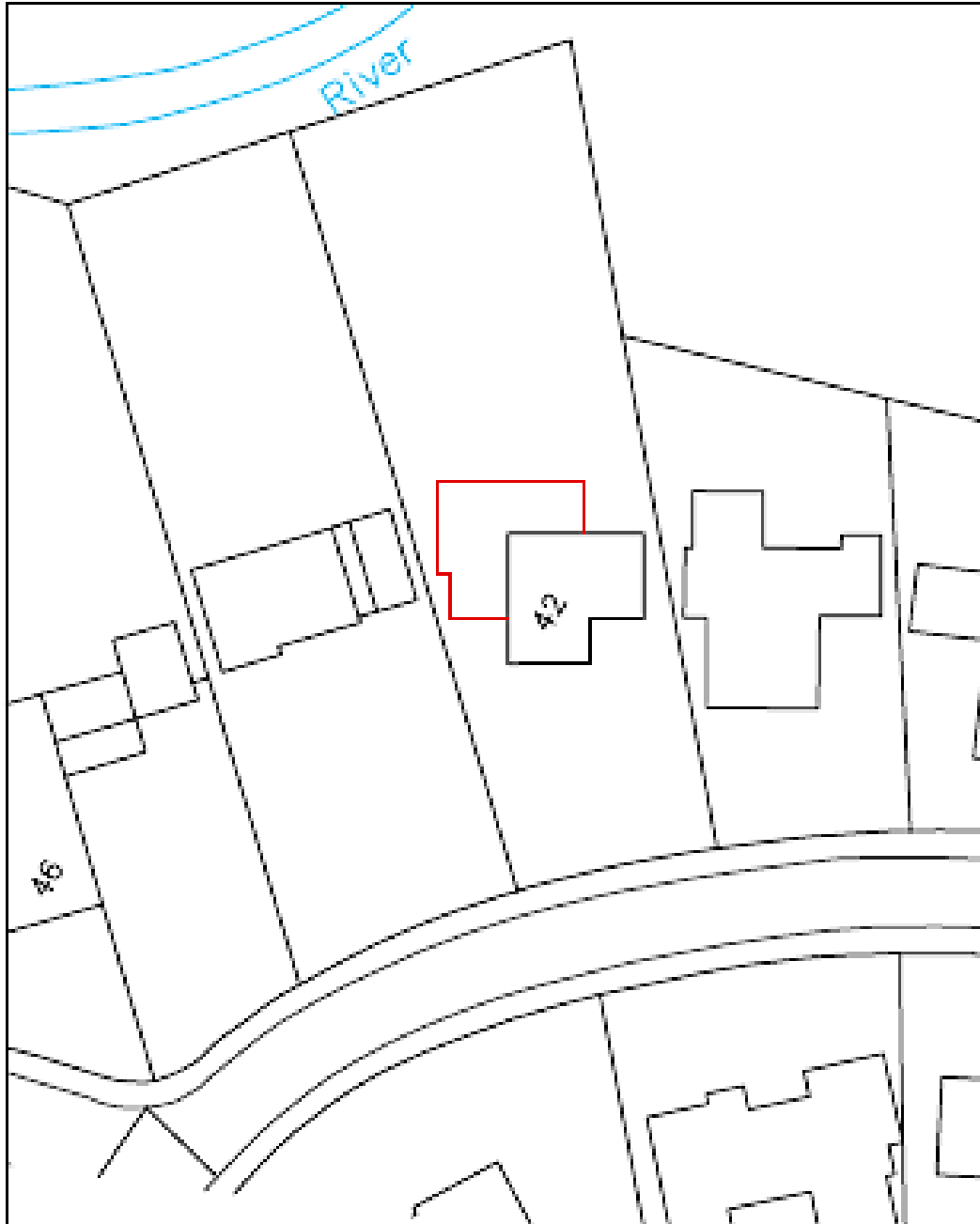
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Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QBO1MFBKLF200>



BLOCK PLAN



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4.4 20/01942/FUL Revised expiry date 14 September 2020

Proposal: Erection of a two-storey three-bedroom dwelling.

Location: Timbers, Chevening Road, Chipstead KENT TN13 2SA

Ward(s): Brasted, Chevening And Sundridge

Item for decision

The application is referred to the Development Control Committee by Councillor London on the grounds that it is too much development for a site in greenbelt and AONB in terms of the layout and density of buildings and the design, appearance and materials of the proposed building.

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) Prior to development above the damp proof course the details of materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted and approved in writing by the local planning authority.

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: 0238.1 and 0238.3

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

4) The approved dwelling shall not be first occupied until full details of both hard and soft landscaping have been submitted to and approved in writing by the Local Planning Authority. These details shall cover: hard surfacing materials; planting plans; boundary treatments; written specification (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate; and implementation timetables. Development shall then be carried out in accordance with the approved details. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting

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season with others of similar size and species, unless the local planning authority gives written approval to any variation.

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

5) Prior to the first occupation of the dwelling a universal electric vehicle charging point will be installed for use by the dwelling. It shall be retained and available for use at all times.

To ensure the sustainability of the site in accordance with policy T3 of the Allocations and Development Management Plan.

6) No development shall take place until a Tree Protection Plan in accordance with British Standard 5837:2012 (or later revision) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

To protect the trees on to the southern part of the site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

7) Prior to development above the damp proof course the details of all biodiversity enhancements to the site shall be submitted and approved in writing by the local planning authority.

To enhance the biodiversity of the site as per Policy SP 11 of the Sevenoaks Core Strategy.

8) The window located in the north west side elevation shown as a bathroom on plan 238.3 of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and be non-opening unless the opening part of the window is located more than 1.7m above the internal floor level if the room within which the window is located. The window shall be so maintained.

To ensure the protection of the neighbouring amenity as per Policy EN2 of the Sevenoaks Allocations & Development Management Plan.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting

solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of site

- 1 The site forms part of the curtilage of Timbers, which is a large detached dwelling located along Chevening Road, south of the bridge which passes over the A21. The property is located in a street scene where the dwellings are predominantly large detached two storey houses. The wider street scene is a mixture of dwelling types.

Description of proposal

- 2 The application seeks planning permission for the erection of a new dwelling with three bedrooms.
- 3 The proposed dwelling would be located immediately to the south of Timbers, sharing the same front building line, and would comprise two storeys and parking to the front.

Relevant planning history

- 4 94/01345/HIST - Single storey domestic side extension and covered link to garage - GRANTED 27/09/1994
- 5 02/01918/FUL - Two storey side extension to a detached house to accommodate a living room on ground floor & bathroom, bedroom & en-suite shower to first floor - GRANTED 30/09/2002

Policies

- 6 National Planning Policy Framework (NPPF)
- 7 Core Strategy (CS)
 - SP1 Design of New Development and Conservation
 - SP2 Sustainable Development
 - SP5 Housing Size & Type
 - SP11 Biodiversity
 - LO1 Distribution of Development
 - LO7 Development in Rural Settlements
 - LO8 The Countryside and the Rural Economy
- 8 Allocations and Development Management (ADMP)
 - EN1 Design Principles
 - EN2 Amenity Protection
 - EN5 Landscape
 - SC1 Presumption in Favour of Sustainable Development

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- T2 Parking
- T3 Provision of Electrical Vehicle Charging Point

9 Other

- Sevenoaks Residential Extensions SPD
- Development in the Green Belt SPD

Constraints

10 The following Constraints apply:

- Metropolitan Green Belt
- Area of Outstanding Natural Beauty

11 The site is located outside the Sevenoaks Urban Area and outside the confines of Chipstead (as defined by the ADMP)

Consultations

12 Chevening Parish Council

Objection: “Too much development for a site in greenbelt and AONB in terms of the layout and density of building and the design, appearance and materials of the proposed building.”

Representations

13 None received

Chief Planning Officer’s appraisal

14 The main planning considerations are:

- Principle of Residential Use
- Density
- Impact on the Green Belt
- Visual Impact on the Street Scene and Impact on the Landscape (AONB)
- Impact on Residential Amenity
- Impact on Parking & Highways
- Other Issues

Principle of Residential Use

15 Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.

- 16 Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:
- Application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (footnote 6); or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 17 Footnote 6 relates to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.
- 18 Whilst the NPPF places an emphasis on development on previously developed land, it does not preclude other land, including garden land, from being developed for residential use, provided such development is in suitable locations and relates well to its surroundings.
- 19 Para 122 of the NPPF (in part) states that planning policies and decisions should support development that makes efficient use of land, taking into account the desirability of maintaining an areas prevailing character and setting (including residential gardens) or of promoting regeneration and change.
- 20 The proposal is located in a sustainable location i.e. near transport networks and local amenities. In addition, the NPPF also encourages making the optimum use of land and local policy supports development in this area.
- 21 Using land efficiently is still a key consideration in planning. Accordingly, when assessing the availability of suitable land for development in any given area and when considering the desirability of using land efficiently, well-designed garden land and infill schemes can still be considered where they are of high quality and they are deemed to be appropriate.
- 22 The Core Strategy and Allocations and Development Management Plan both contain policies to protect the character of local areas, but neither document sets out any express aim to resist inappropriate development of residential gardens.
- 23 Policies L01 and L07 of the Core Strategy requires development to be focussed within the built confines of existing settlements. The development would be sited outside the confines of any existing settlement, but would be located within a cluster of development which lines Chevening Road. The dwelling is located within the Green Belt and is located outside the defined rural settlement of L07, as such Policy L08 is applicable here. Policy L08 seeks to maintain the extent of the Green Belt.
- 24 Paragraph 145 of the National Planning Policy Framework states that:
- ‘A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt’. However, a list of exceptions are provided,

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one of which is for limited infilling. The proposal seeks to construct a new dwelling on land which currently forms part of the garden area of the existing dwelling known as Timbers. The proposed dwelling would infill the existing gap between the neighbouring property known as Greenmount located towards the South. Given its proposed location between two dwellings and the existing built up frontage of the site this could be considered as limited infilling to provide additional housing.

- 25 For clarity the local authority defines infill in paragraph 3.3 and 3.4 within the Development in The Green Belt Supplementary Planning Document as:

‘...the completion of an otherwise substantially built up frontage by the filling of a narrow gap normally capable of taking one or two dwellings only. The District council defines a substantially built up frontage as an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene’.

- 26 Taking the above into consideration, the principle of the development of this site is considered to be acceptable in principle, subject to compliance with other relevant planning policies and guidance.
- 27 The proposals would contribute a new dwelling to the District’s housing stock and this is welcome.

Density

- 28 Policy SP5 of the Core Strategy reads that all new housing developments should be at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. Development that fails to make efficient use of land for housing, having regards to the character and location of the area, may be refused.
- 29 Policy SP7 states that ‘All new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated’. The policy goes on to state that in development outside Sevenoaks and Swanley, development will be expected to achieve a density of 30 dwellings per hectare. *‘Development proposals that fail to make efficient use of land for housing, having regard to the character and location of the area, may be refused permission’.*
- 30 The proposed density of the area would be 12.75 dwellings per hectare as such this is considered acceptable for the current density of the area, subject to compliance with other development plan policies.

Impact on the Green Belt

- 31 Paragraph 143 of the NPPF states that where a proposal is inappropriate development in the Green Belt, it is by definition harmful and should not be approved except in very special circumstances.
- 32 Paragraph 144 of the NPPF advises we should give substantial weight to any harm to the Green Belt. Very special circumstances will not exist unless the

potential harm to the Green Belt by reason of inappropriateness and any other harm, is clearly outweighed by other considerations. Therefore, the harm in principal to the Green Belt remains even if there is no further harm to openness because of the development.

- 33 As set out in paragraph 145 of the NPPF, new buildings in the Green Belt are inappropriate development. There are some exceptions to this, such as:
- e) Limited infilling in villages
- 34 As explained above, the Council's Green Belt SPD para. 3.3 defines limited infill development as the completion of an otherwise substantially built up frontage by the filling of a narrow gap normally capable of taking one or two dwellings only.
- 35 Moreover para. 3.5 states for settlements where a Green Belt boundary has been defined, the boundary usually marks the edge of the settlement where there is a break in development or a change in character to more loose-knit development. Where this is the case, infill development beyond a defined settlement boundary would compromise the purposes of the Green Belt and would constitute inappropriate development.
- 36 The proposal lies within the curtilage land of Timbers, with the property located within the confines of Chipstead Village but outside the defined village boundary. However, as confirmed by a High Court Judgement (Wood v SSCLG (2015) EWCA Civ 195) a defined village boundary in a Development Plan is not conclusive to determining whether a site is within a village or not.
- 37 In considering whether a frontage is substantially built up, consideration is given to, the size of buildings in relation to the plot size and the gaps between them; the relationship of the buildings to the street, their visibility and closeness to the street; and the extent to which the road appears to be substantially built up when taking into account this criteria. In order to be limited in-filling in villages, the proposal should also protect the openness of the Green Belt.
- 38 Timbers is a detached property set amongst a ribbon development of properties which extend along Chevening Road which in my view would be located within the northern edge of the village.
- 39 The proposal would infill the space between Timbers and Greenmount, with the dwelling following the continuous building line to what is currently in situ. Chevening Road is a long stretch of road with significant built up frontages. The dwelling would match the established building line and would be seen as infilling a continuous row of detached dwellings.
- 40 The proposal would accordingly represent appropriate development that, due to its position between two other dwellings, is not considered to cause harm to the openness of the Green Belt.
- 41 It should also be noted that a new dwelling was granted permission under application reference 20/00291/FUL at Greenacres located just to the south

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of the application site. This approved development now under construction is broadly similar to what is now proposed here. That application was granted planning permission for a new infill dwelling that met the merits of the policies considered within this application, as such it was concluded that it was appropriate infilling within the green belt.

Visual Impact on the Street Scene and Impact on the Landscape (AONB)

- 42 Paragraph 122 (e) of the NPPF states that where considering schemes which constitute the efficient use of land, the importance of securing well-designed, attractive and healthy places should be taken into account.
- 43 The NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (para. 124).
- 44 Policies SP1 of the Core Strategy and Policy EN1 of the Allocations and Development Management Plan (ADMP) indicates that “all new development should be designed to a high quality and respond to the distinctive local character of the area in which it is situated.....” And that ‘the form of the proposed development ... should be compatible in terms of scale height, density and site coverage with other buildings in the locality. The design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard’.
- 45 Policy EN1 of the ADMP requires high quality design and lists a number of criteria against which proposed development will be considered, including requiring the layout of proposed development to respect the topography and character of the site and the surrounding area and requirement for landscaping and good levels of accessibility.
- 46 The Countryside and Rights of Way Act 2000 states that the Local Planning Authority should conserve and enhance Areas of Outstanding Natural Beauty. Designating an Area of Outstanding Natural Beauty protects its distinctive character and natural beauty and can include human settlement and development.
- 47 There are therefore two considerations directly related to a site’s AONB status when determining a planning application. Firstly, does the application conserve the AONB and secondly, if it does conserve the AONB does it result in an enhancement. A failure to achieve both of these points will result in a conflict with the requirements of the Act.
- 48 Policy EN5 of the ADMP states that the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and design will conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance.

- 49 The proposal would comprise of a two storey three bedroom property erected between two dwellings. The street scene in this immediate vicinity consists of large detached two storey dwellings with gaps between them. The proposal would consist of a dwelling that is consistent in size and scale to that of the neighbouring dwellings. Due to the gaps between the proposal and the boundary and the gap with Timbers, the proposal would still maintain adequate spacing and gaps that are in situ within the street scene. The proposal would follow the existing building line of the street and general pattern and footprint of development within the immediate area and street scene. The proposed dwelling would fit comfortably within the visual character of the street.
- 50 The proposal would incorporate an appropriately designed dwelling that would match others within the street scene and that of the recently approved application (20/00291/FUL) at Greenacres. The alignment of windows would aid in the dwelling appearing cohesive with that of the neighbours. The size, form and design of the proposed dwelling would be very similar to Timbers with matching eaves height, ridge height and design. The dwelling for these reason as such would be of an acceptable design matching the character of the area.
- 51 The materials proposed would match Timbers, this would aid the proposal appearing cohesive with the surrounding dwellings. The materials are suitable for the location and a condition can secure these.
- 52 The dwelling would have limited visibility within the wider landscape, with the nature of the dwelling and its location meaning it would conserve the visual amenity of the landscape. The proposed landscaping plan details improvements to the site, which although limited would enhance it. The proposal as such would meet the requirements of policy EN5 and would conserve and enhance the special landscape character of the AONB.
- 53 The proposed site has existing foliage and landscaping on site and this would be partly cleared in order to make way for the new dwelling. The existing street scene has a lot of existing landscaping features along with the current dwelling. The proposed plans do not detail any hard or soft landscaping as part of the proposal. A condition can be secured for details of the proposed soft and hard landscaping which will ensure that the site appears more cohesive within the street scene.
- 54 Impact on Trees
- 55 The existing site has a multitude of trees located to the southern area of the site. The trees have a visual impact on the street scene and surrounding area and contribute to the areas character and the street scene. The retention of these trees are important as they provide visual relief and as such a condition is suggested to secure there protection during construction.
- 56 Biodiversity enhancements can also be secured by condition to ensure the development complies with policy SP11.
- 57 The proposal meets the requirement of relevant policies in the NPPF and local policies relating to design and the character of the area.

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Impact on Residential Amenity

- 58 Paragraph 127 of the NPPF states that planning decisions should ensure that developments create a high standard of amenity for existing and future users.
- 59 Policy EN2 of the ADMP and the Residential Extensions SPD are relevant in the consideration of impact on amenity. The neighbours most impacted by the proposal would be the existing site of Timbers and the neighbouring dwelling Greenmount.
- 60 The proposal would erect a two storey house between Greenmount and Timbers. Through carrying out the two tests for light as set out within SDC's Residential Extensions SPD the proposal would pass the two tests ensuring that the proposal would not have a detrimental impact upon daylight to the neighbouring dwellings. Due to its orientation and proposed building lines, there would also not be a harmful loss of sunlight.
- 61 The proposal would include various new windows in the development. The windows at both the front and rear elevation would have a limited impact upon the neighbours either side. The window on the side elevation at ground floor level would be screened by fencing and would have a limited impact upon Timbers. The proposal incorporates one window at first floor level serving a bathroom located towards Timbers. A condition to place obscure glazed non-opening windows, unless the window is above 1.7m above the internal floor can be secured by condition.
- 62 Due to the location of the dwelling, the proposed relationship to neighbouring properties means that the outlook from these properties would not be harmfully impacted upon. The proposal would also include satisfactory amenity space for both the proposed dwelling and the existing property of Timbers.
- 63 Therefore, the proposal would not have an adverse impact on amenities and would meet the requirements of the NPPF and policy EN2 of the ADMP.

Impact on Parking on Highways

- 64 Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 65 The Allocations & Development Management Plan Policy T2 requires the provision of parking in accordance with set standards. Policy EN1 states that all new development should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking. The current standards are set out in Appendix 2 of the Core Strategy. The proposed dwelling would have three bedrooms and the site plan shows that it would provide two off street parking spaces.

- 66 The removal of the garage would reduce the parking available to Timbers, the submitted documentation confirms that two parking spaces would be available for the remaining property meeting the requirements of Policy T2.
- 67 Policy T3 of the ADMP states that electrical vehicle charging points should be provided within new residential developments to promote sustainability and mitigate climate change. Any grant of permission would ensure details of an electrical vehicle charging point are submitted for consideration to ensure the aims of Policy T3 of the ADMP in promoting sustainability.
- 68 The application proposes a new vehicle access, the access would be situated along a road which has existing vehicle accesses situated along it. The development proposed would provide the required 2 independently accessible off street parking spaces for the new dwelling and any additional demand created could be accommodated within part of the driveway. Several other existing access points for driveways are located along the stretch of road concerned. The access is appropriately located along a relatively straight section of road with good visibility in either direction and as such, there are no significant adverse impacts to pedestrian or highways safety.

Community Infrastructure Levy (CIL)

- 69 The proposal is CIL liable and there is no application for an exemption.

Conclusions and Planning Balance

- 70 As the Council cannot demonstrate a 5 year housing supply at this time, the tilted balance of NPPF paragraph 11d) is engaged. The recommendation is for approval and the need to deliver housing adds further weight in favour of granting planning permission.
- 71 The development provides new housing, is an appropriate infilling development within the Green Belt which also preserves the openness of it. The proposed dwelling is of a design and form which respects the character of the area and protects the neighbouring amenity of the neighbours. The site would also provide adequate off street parking. The proposal when taking all of the above into consideration would be compliant with both the national and local policies in place.
- 72 It is therefore recommended that this application is GRANTED.

Background papers

Site and block plan

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Richard Morris
Chief Planning Officer

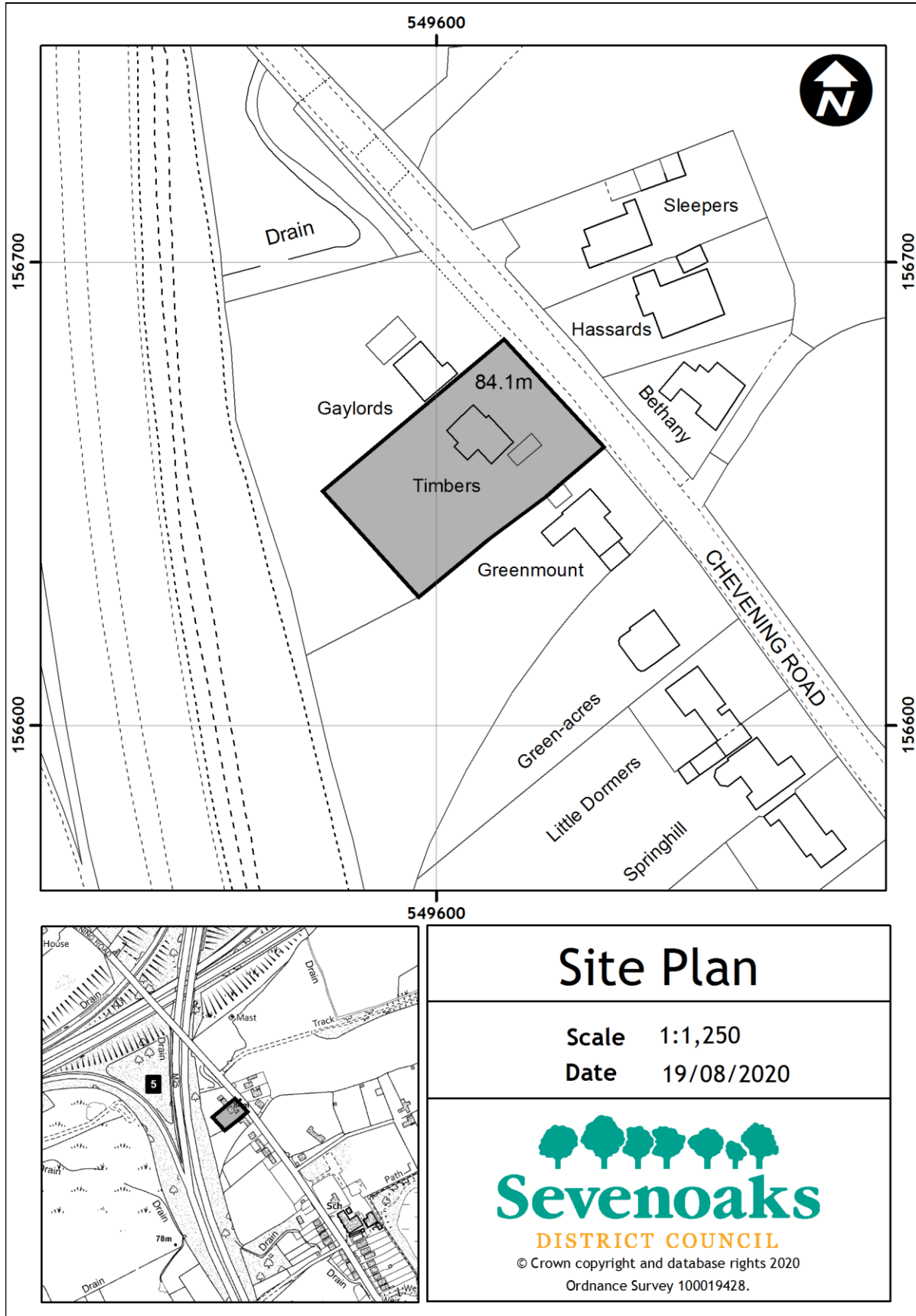
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Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Link to associated documents:

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Planning Application Information on Public Access - for applications coming to

DC Committee on Thursday 10 September 2020

4.1 20/01170/FUL

Link to application details:

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Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=Q9GEZSBKHXC00>

4.2 19/02387/FUL

Link to application details:

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Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PW9KS8BKHLX00>

4.3 20/01603/HOUSE

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/simpleSearchResults.do?action=firstPage>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QBO1MFBKLF200>

4.4 20/01942/FUL

Link to application details:

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