

4.4- SE/14/01128/HOUSE Date expired 24 June 2014

PROPOSAL: Demolition of existing garden room and erection of a single storey rear extension. Conversion of existing garage to habitable space and erection of a detached garage resubmission of SE/13/03491/HOUSE.

LOCATION: Windrose, Brasted Chart, Westerham TN16 1LZ

WARD(S): Brasted, Chevening and Sundridge

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillor Firth to consider whether the proposal is acceptable in the Green Belt.

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

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

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

2) The 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 dwelling as supported by Policy EN1 of the Sevenoaks District Local Plan.

3) The development hereby permitted shall be carried out in accordance with the following approved plans: 1893-13-PI500 P5, PL502 P3, PL503 P1,P5

4) No extensions or external alterations shall be carried out to the dwelling hereby approved despite the provisions of any Development Order

To prevent inappropriate development in the Green Belt as supported by the National Planning Policy Framework and policy H14A of the Sevenoaks District Local Plan.

5) No building or enclosure other than those shown on the approved plans, shall be erected within the curtilage of the dwelling hereby approved, despite the provisions of any Development Order.

To prevent inappropriate development in the Green Belt as supported by the National Planning Policy Framework and policy H14B of the Sevenoaks District Local Plan.

6) No development shall take place until a scheme of ecological enhancement such as bat roosting features and bird boxes has been submitted to and approved in writing by the Council. The approved scheme shall be implemented before first use of the garages.

To promote biodiversity as supported by Policy SP11 of Sevenoaks District Councils Core

Strategy.

Note to Applicant

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

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

In this instance the applicant/agent:

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

Description of Proposal

- 1 Demolition of existing garden room and erection of a single storey rear extension. Conversion of existing garage to habitable space and erection of a detached garage resubmission of SE/13/03491/HOUSE.
- 2 The proposal would demolish an existing single storey rear extension extending across the rear of the property for a distance of 12m with a maximum depth of 2.5m rising to a height of 3m.
- 3 The proposal would result in a rear extension extending across the width of the property with a depth of 3.6m rising to a height of 3.2m. On the northern side of the rear of the house the rear extension would extend an additional 2.8m with a width of 4.7m rising to a height 3.6m to incorporate a gym. The rear elevation of the extension and southern elevation of the gym would comprise of floor to ceiling glass with rendered walls on the other elevations to match the existing house, on the site of a garage that can be built as permitted development in accordance with application SE/13/01971/LDCPR.

- 4 A detached garage is proposed measuring 8.5m by 6.0m rising to a height of 4.0m with a pitched roof. With rendered painted walls and double garage doors on the western elevation. The proposed garage would be located to the south west of the house, on the site of a garage that can be built as permitted development in accordance with application 13/01971/LDCPR.
- 5 On the front elevation of the house the existing garage door would be removed and in-filled with a small window and a new window would be added to the front elevation of the house between the existing garage and porch. The front elevation would be rendered and painted to match the existing house.

Description of Site

- 6 Windrose, previously known as Woodcot, is a detached property located within a rural location on the eastern side of Brasted Chart.

Constraints

- 7 Area of Archaeological Potential
- 8 Area of Outstanding Natural Beauty
- 9 Metropolitan Green Belt
- 10 Adjacent Public Right of Way
- 11 Adjacent Site of Special Scientific Interest
- 12 Adjacent Tree Preservation Order

Policies

Sevenoaks District Local Plan:

- 13 Policies EN1, H6B, H14A

Sevenoaks Core Strategy

- 14 Policies SP1, LO8

SDC Allocations and Development Management Plan (Draft)

Following the examination of the ADMP policies within the ADMP are in the final stages of preparation and are now attributed some weight in decision making.

- 15 Policies EN1, EN2, GB1 (All three policies attributed Moderate weight)

Other:

- 16 Sevenoaks District Council Residential Extensions Supplementary Planning Document
- 17 National Planning Policy Framework

Planning History

- 18 SW/5/66/175 - Addition of a bathroom/WC and bedroom at first floor level.
Grant 17.05.66
- SW/5/73/453 - Internal alterations and single storey extension to form kitchen.
Grant 10.08.73
- 74/00071/HIST - The erection of a two storey kitchen utility room bedroom and bathroom extension. Grant 13/08/1974
- 81/01519/HIST - Dormer extension to dwelling. Grant 20/11/1981
- 91/01819/HIST- Porch to front elevation. Grant 31/12/1991
- 95/00461/HIST - Erection of Conservatory. Grant 05/05/1995
- 98/02160/HIST - Addition of a double garage extension plus pitched roof to existing flat roofed garage (part) Grant 23/11/1998
- 13/00873/LDCPR - Erection of single storey extension to rear of existing dwelling and provision of outbuilding within the rear garden to be used for purposes incidental to the enjoyment of the property. Grant 17/05/2013
- 13/01971/LDCPR - Erection of garage in rear garden to be used for purposes incidental to the enjoyment of the existing dwelling. Grant 29/08/2013
- 13/03491/HOUSE- Demolition of existing garden room and erection of a single storey rear extension. Conversion of existing garage into a habitable space and erection of a detached garage. Refuse 26/03/2014.

Consultation

Brasted Parish Council

- 19 Brasted Parish Council objects to this application as it believes that this property has already been extended by 50% as confirmed by the previous owner.

KCC Ecological Advice Centre

- 20 'No ecological information has been submitted with this application. As a result of reviewing the data we have available to us (including aerial photos and biological records), the photos provided by the planning officer and the information submitted with the planning application we advise that the proposed development has limited potential to have a negative impact on roosting bats.
- 21 The site is located within an area surrounded by woodland and as part of the building was built prior to 1948 we had concerns that the building would have suitable features present for roosting bats which would be impacted by the proposed development.
- 22 However the submitted photos indicate that the building is in good condition which reduces the potential for features suitable for bats to be present. As such on this occasion we are satisfied that there is no requirement for an ecological scoping survey to be carried out.

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

Enhancements

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

- 25 Although small that ecological enhancements can still be incorporated in to the site. Details of ecological enhancements which will be incorporated in the site must be provided for comment.

Bats and Lighting in the UK

- 26 Bat Conservation Trust and Institution of Lighting Engineers

Summary of requirements

- 27 The two most important features of street and security lighting with respect to bats are: 1. The UV component. Low or zero UV installations are preferred to reduce attraction of insects to lighting and therefore to reduce the attraction of foraging bats to these areas. 2. Restriction of the area illuminated. Lighting must be shielded to maintain dark areas, particularly above lighting installations, and in many cases, land adjacent to the areas illuminated. The aim is to maintain dark commuting corridors for foraging and commuting bats. Bats avoid well lit areas, and these create barriers for flying bats between roosting and feeding areas.

UV characteristics:

- 28 Low

- Low pressure Sodium Lamps (SOX) emit a minimal UV component.
- High pressure Sodium Lamps (SON) emit a small UV component.
- White SON, though low in UV, emit more than regular SON.

- 29 High

- Metal Halide lamps emit more UV than SON lamps, but less than Mercury lamps
- Mercury lamps (MBF) emit a high UV component.
- Tungsten Halogen, if unfiltered, emit a high UV component
- Compact Fluorescent (CFL), if unfiltered, emit a high UV component.

- 30 Variable

- Light Emitting Diodes (LEDs) have a range of UV outputs. Variants are available with low or minimal UV output.

- 31 Glass glazing and UV filtering lenses are recommended to reduce UV output.

Street lighting

- 32 Low-pressure sodium or high-pressure sodium must be used instead of mercury or metal halide lamps. LEDs must be specified as low UV. Tungsten halogen and CFL sources must have appropriate UV filtering to reduce UV to low levels.
- 33 Lighting must be directed to where it is needed and light spillage avoided. Hoods must be used on each lamp to direct light and contain spillage. Light leakage into hedgerows and trees must be avoided.
- 34 If possible, the times during which the lighting is on overnight must be limited to provide some dark periods. If the light is fitted with a timer this must be adjusted to reduce the amount of 'lit time' and provide dark periods.
- 35 Security and domestic external lighting
- 36 The above recommendations concerning UV output and direction apply. In addition:
- Lighting should illuminate only ground floor areas - light should not leak upwards to illuminate first floor and higher levels;
 - Lamps of greater than 2000 lumens (150 W) must not be used;
 - Movement or similar sensors must be used - they must be carefully installed and aimed, to reduce the amount of time a light is on each night;
 - Light must illuminate only the immediate area required, by using as sharp a downward angle as possible;
 - Light must not be directed at or close to bat roost access points or flight paths from the roost - a shield or hood can be used to control or restrict the area to be lit;
 - Wide angle illumination must be avoided as this will be more disturbing to foraging and commuting bats as well as people and other wildlife;
 - Lighting must not illuminate any bat bricks and boxes placed on buildings, trees or other nearby locations.

Kent Wildlife Trust

- 37 No response received

Natural England

- 38 Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.
- 39 Natural England has previously commented on this proposal and made comments to the authority in our letter dated 10th January 2014 (Our ref: 108220).

- 40 The advice provided in our previous response applies equally to this application although we made no objection to the original proposal.
- 41 Should the proposal be amended in a way which significantly affects its impact on the natural environment then, in accordance with Section 4 of the Natural Environment and Rural Communities Act 2006, Natural England should be consulted again. Before sending us the amended consultation, please assess whether the changes proposed will materially affect any of the advice we have previously offered. If they are unlikely to do so, please do not re-consult us.

Representations

- 42 One letter of objection received in respect to the property being located within the Green Belt and an Area of Outstanding Natural Beauty and the proposal exceeding the 50% threshold as set out within local policy H14A.

Chief Planning Officer's Appraisal

Background

- 43 Lawful Development Certificates were granted in 2013, (SE/13/00893/LDCPR and SE/13/01971/LDCPR) for the erection of a single storey rear extension and for an outbuilding and garage within the rear garden.

Principal Issues

- 44 The principal issues are:
- Impact upon the Metropolitan Green Belt;
 - Impact upon the Street Scene;
 - Impact upon local amenity;
 - Impact upon the Area of Outstanding Natural Beauty;
 - Impact upon the Area of Archaeological Potential;
 - Impact upon the adjacent Site of Special Scientific Interest;
 - Impact upon the adjacent Public Right of Way;
 - Impact upon adjacent Tree Preservation Order.

Impact upon the Metropolitan Green Belt

- 45 The National Planning Policy Framework (NPPF) states that when considering any planning application, local planning authorities should ensure that substantial weight is given 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.

- 46 Paragraph 89 of the National Planning Policy Framework states that a local planning authority should regard the construction of new buildings as inappropriate within the Green Belt.
- 47 Exceptions to this amongst others are that
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- 48 Policy H14A provides a local interpretation on what is an appropriate extension to dwellings within the Green Belt. It lists a number of criteria with which extensions to dwellings within the Green Belt must comply. This includes the criteria that the “gross floor area” of the existing dwelling plus the “gross floor area” of the extension must not exceed the “gross floor area” of the “original” dwelling by more than 50%. The design of the extension should also be sympathetic and well articulated.

49 In reviewing the planning history for the site,

	m ²	% increase
Original dwelling	149.49	
Extensions to date	74.95	50.01
Proposed extension (less existing parts of building removed)	49.77	33.29
Proposed garage	51.00	33.44
Total increase	175.72	117.54

50 The proposed development with the extensions that have already occurred would exceed the 50% threshold and through adding to the bulk and scale of the existing property would represent a disproportionate addition over and above the original dwelling. The construction of a free standing building which is not replacing an existing building is not supported by the NPPF.

51 Sevenoaks District Councils Allocations and Development Management Plan has recently been examined and is in its final stages of preparation however the relevant policies to this application only carry moderate weight.

52 The proposal would accordingly represent inappropriate development within the Green Belt.

Impact upon Openness

53 In respect to the proposed rear extension this would represent an increase of 49.77m² replacing existing rear extensions measuring 27.75m² which would lead to an increase in the bulk and scale of the existing building.

54 In comparison the proposed garage would result in an additional structure measuring 51.00m².

- 55 Accordingly the proposals would lead to an overall increase in the scale and bulk of the dwelling which would impact detrimentally upon the openness of the Green Belt.

Impact upon the street scene

- 56 Policy EN1 of the SDLP identifies a broad range of criteria to be applied in the consideration of planning applications. Criteria 1 states that the form of the proposed development, including any buildings or extensions 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. Policy H6B of the SDLP states that residential extensions shall be subject to the principles of Appendix 4. Amongst other things, Appendix 4 states that the extension should not be of such a size or proportion that it harms the integrity of the design of the original dwelling or adversely affects the street scene. The extension itself should not be of such a size or proportion that it harms the integrity of the design of the original dwelling.
- 57 Sevenoaks District Councils Residential Extensions Supplementary Planning Document states that garages and other outbuildings should not have a detrimental impact on the space surrounding buildings or the character and openness of the countryside by virtue of their scale, form or location. Their scale should be limited and should not be in excess of what might reasonably be expected for the function of the building.
- 58 The proposed works would incorporate a rear extension which would require the demolition of the existing ground floor extensions on the rear of the property. The proposed extension would extend across the rear of the property for a distance of 13.4m rising to a height of 3.1m with a flat roof extending from the house by 3.6m with glazed units across the rear with black aluminium frames with the roof incorporate a black aluminium fascia. On the northern side of this extension for a width of 4.7m the extension would extend from the house by 6.5m matching the height of the larger extension to incorporate a gym. The total width of the rear extension would measure 18.1m. On the southern elevation the proposal would only incorporate windows within the gym whilst on the northern elevation the proposal would incorporate three floor to ceiling windows. Whilst the extension would extend for the majority of the width of the house the scale and design of the proposal would not be out of keeping with the existing house.
- 59 The proposal incorporates the conversion of the existing garage to a habitable room with the rear elevation of the garage changing its fenestration to glazed French windows which would be in keeping with the glazing on the rear of the elevation. On the front elevation of the house the garage door would be removed with brickwork and a painted finish to match the existing house. Two new windows would be inserted into the front elevation of the house one in the site of the garage door and the second within the front elevation of the house. Both these windows would be of a similar design to the existing house.
- 60 The proposed garage would measure 6.0m by 8.5m rising to a height of 3.64m with a ridged roof and would be set within the rear garden, set back from the rear and southern elevation of the dwelling. The garage would incorporate a utilitarian design which would be in keeping with the existing property. The garage would be

located 27m from Chart Lane and accordingly its impact upon the street scene and the setting of the house would be minimal.

- 61 The proposed development would incorporate a design in keeping with the existing dwelling. The proposed garage would be set back from the rear of the house and would be of a scale not out of keeping with the locality. Accordingly the proposal would not have a detrimental impact upon the existing house or the street scene.

Impact upon local amenities

- 62 Policy EN1 of the SDLP lists a number of criteria to be applied in the consideration of planning applications. In particular, Criteria 3) of policy EN1 of the SDLP states that the proposed development must not have an adverse impact on the privacy and amenities of a locality by reason of form, scale, height, outlook, noise or light intrusion or activity levels including vehicular or pedestrian movements. Criteria 6) states that the proposed development must ensure satisfactory means of access for vehicles and pedestrians and provides parking facilities in accordance with the Council's approved standards. Criteria 10) states that the proposed development does not create unacceptable traffic conditions on the surrounding road network and is located to reduce where possible the need to travel. Policy H6B of the SDLP states that residential extensions shall be subject to the principles in Appendix 4. This is further supported by SDC's Residential Extensions Supplementary Planning Document. Amongst other things, Appendix 4 and the Residential Extensions SPD states that proposals should not result in material loss of privacy, outlook, daylight or sunlight to habitable rooms or private amenity space of neighbouring properties, or have a detrimental visual impact or overbearing effect on neighbouring properties or the street scene. The Residential Extensions SPD states that an extension should maintain an acceptable outlook from a neighbouring property.
- 63 Windrose is a large detached property set back within its plot at a distance of approximately 15m from Chart Lane screened by mix of bushes rising to a height of approximately 4m on the southern side of the front boundary dropping to a height of approximately 1.5m adjacent to the entry gates.
- 64 The proposed rear extension works would be screened from the road by the bulk of the house. The rear garden is largely screened by mature bushes rising to a height of approximately 4m in height and although April Cottage to the south east is visible through the foliage, whilst the proposed garage would be set approximately 8m distant its impact due to the foliage would be minimal. Due to the garage being set back from the house its impact upon the dwelling would be minimal.
- 65 Magpie Cottage to the north is set forward on its plot with only a single storey garage lying adjacent to the northern elevation of Windrose. Whilst the proposal would incorporate three floor to ceiling windows within the northern elevation of the proposed rear extension due to the boundary comprising of a mix of shrubs and bushes rising to a height of approximately 3m and a 1.8m close boarded fence this boundary treatment would obscure any views into the rear garden of Magpie Cottage.
- 66 The rear boundary comprises of mature deciduous trees with no properties directly to the rear of the house.

- 67 In respect to the two new windows on the front elevation through the house being set back on its plot and no properties opposite the property these windows would have no detrimental impact upon local amenities.
- 68 Accordingly the proposal would not have a detrimental impact upon local amenities.

Impact upon the Area of Outstanding Natural Beauty

- 69 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.
- 70 Policy LO8 states that the countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible. The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings, will be conserved and enhanced.
- 71 The proposed rear extension would be viewed against the bulk of the existing house whilst the proposed garage would through the screening on site have a minimal impact upon the wider landscape character of the area.
- 72 Accordingly the proposal would have a minimal impact upon the wider Area of Outstanding Natural Beauty.

Impact upon Area of Archaeological Potential

- 73 Policy SP1 of the Sevenoaks District Councils Core Strategy states that the District's heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.
- 74 Due to the limited scale of the proposed works the impact upon any potential archaeology would be minimal.

Impact upon the adjacent Site of Special Scientific Interest

- 75 Under the Natural Environment and Rural Communities Act (2006), "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity". In order to comply with this 'Biodiversity Duty', planning decisions must ensure that they adequately consider the potential ecological impacts of a proposed development.
- 76 The National Planning Policy Framework states that "the planning system should contribute to and enhance the natural and local environment by...minimising impacts on biodiversity and delivering net gains in biodiversity where possible."
- 77 Paragraph 99 of Government Circular (ODPM 06/2005) Biodiversity and Geological Conservation - Statutory Obligations & Their Impact Within the Planning System states that "It is essential that the presence or otherwise of protected

species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted otherwise all relevant material considerations may not have been addressed in making the decision."

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

79 KCC Ecology and Natural England were consulted on the proposal however there was no objection to the proposal however KCC Ecology have identified that the proposal provides an opportunity to provide ecological enhancement which could be carried out through the inclusion of an appropriately worded condition.

Impact upon adjacent Public Right of Way

80 A public right of way lies on the opposite side of the road to Windrose. Due to the site of this right of way it would not be impacted upon by the proposed development.

Impact upon adjacent Tree Preservation Order

81 The trees to the rear of Windrose's garden are covered by a Tree Preservation Order however due to the distance between the proposed works and these trees, approximately 50m these trees would be unaffected by the proposed works.

Assessment of any Very Special Circumstances

82 The National Planning Policy Framework states that '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.

83 Lawful development certificates (SE/13/00873/LDCPR and SE/13/01971/LDCPR) have been granted for the erection of a single storey rear extension and outbuilding and a garage within the rear garden.

84 The applicant has put forward a case of very special circumstances that the proposed works would be no greater impact in terms of their size than those afforded by the Lawful Development Certificates.

85 In comparing the LDC's granted to the permission under consideration, the proposed rear extension would result in a slightly smaller rear extension which would be set against the bulk of the existing building. This would be in comparison to a smaller rear extension and an outbuilding to accommodate a gym which on balance would have a comparable impact upon the openness of the Green Belt.

86 In respect to the garage under consideration and the garage granted through the LDC, the two garages are comparable in respect to both size and design. The detached garage located to the rear of the house would however require an access drive extending along the front and southern elevation of the house however this would not be out of keeping with a property of this size.

- 87 The proposed rear extension, outbuilding and garage all permissible through the LDC would change the whole nature of the property with a mix of outbuildings and a rear extension all to the rear of the house. Whilst this may not potentially be built it would provide a similar mix of uses to those currently under consideration. Most importantly the harm from the garage that is part of this application would be exactly the same as the harm from the garage that could be built under permitted development on the same site.
- 88 The floorspace and the increase of the proposed rear extension alone would be 74.90m² representing a 50.1% increase. Therefore on its own the rear extension would comply with policy and be appropriate development in the Green Belt.
- 89 The proposed garage would increase the floorspace to 34.11% and this would make the development inappropriate in the Green Belt.
- 90 However, as the proposed garage is exactly the same in terms of bulk and floorspace as the garage that can be built as permitted development there is a reasonable prospect that the garage would be built even if this application was refused.
- 91 As without the garage the proposal would comply with Green Belt policy this as a material consideration that can be given significant weight.
- 92 In addition, the applicant has submitted a Unilateral Undertaking which has been signed but not completed (subject to the outcome of this application) to abandon existing permitted development rights afforded to the property and the Grants of Certificate of Lawfulness relating to SE/13/00873/LDC and 13/01971/LDCPR which represents a material consideration in respect to this application. Permitted development rights can also be removed for further extensions and outbuildings.
- 93 It is acknowledged that the permitted development to extend the house also can be built on the site which is a material consideration that can be given some weight. Whilst there is uncertainty as to whether these works would be carried out they would represent a scheme with some similarities compared to that now under consideration although they would lead to a scheme that is more spread on the site.
- 94 Taking all of the above into account I am satisfied that the very special circumstances submitted would be sufficient to outweigh the harm to the Green Belt in principle and to its openness.

Conclusion

- 95 The proposal would result in a disproportionate extension which would represent inappropriate development within the Green Belt. The very special circumstances put forward are however considered sufficient to clearly outweigh this harm.
- 96 The proposal would not have a detrimental impact upon local amenities, the Area of Outstanding Natural Beauty, the Area of Archaeological Potential or the adjacent Public Right of Way, adjacent Site of Special Scientific Interest or the adjacent trees covered by a Tree Preservation Order.
- 97 Recommendation – Grant Planning Permission subject to Conditions

Background Papers

Site and Block plans

Contact Officer(s): Guy Martin Extension: 7351

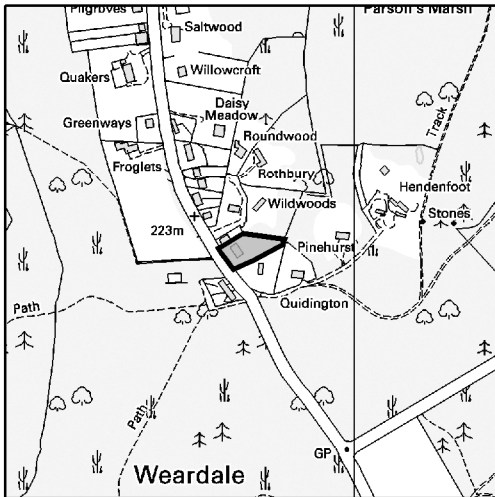
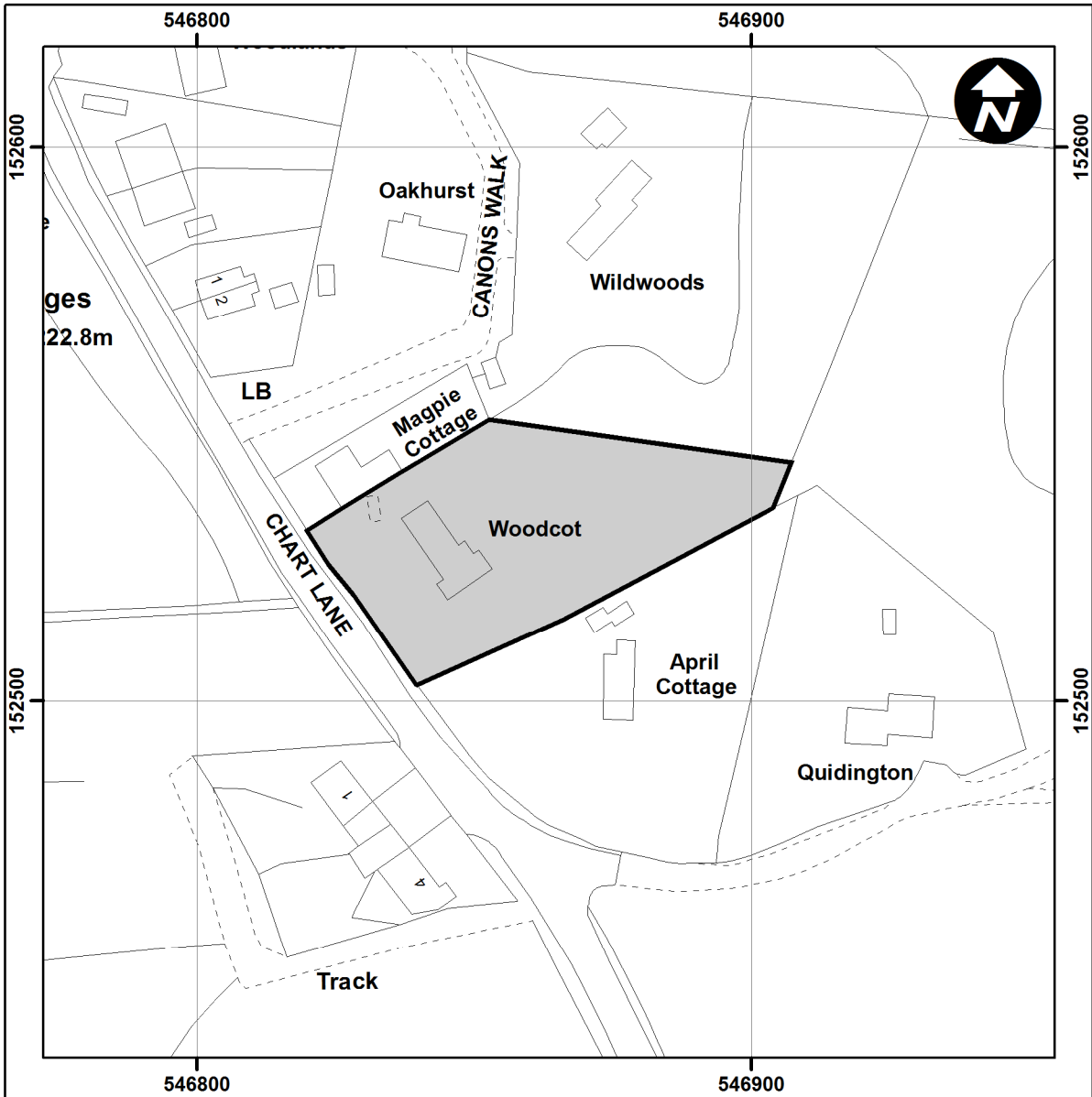
Richard Morris
Chief Planning Officer

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=N40FKJBKFJD00>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=N40FKJBKFJD00>



Site Plan

Scale 1:1,250

Date 11/07/2014



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Ordnance Survey 100019428.

Block Plan

