

4.2 - SE/16/03363/HOUSE Revised expiry date 2 June 2017

PROPOSAL: Demolition of existing garage, workshop and wood store, replacement with detached summerhouse/games room with associated hard landscaping

LOCATION: Little Oakwood, Ide Hill Road, Ide Hill, Kent TN14 6JY

WARD(S): Brasted, Chevening And Sundridge

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillor Piper as he considers that the proposal would incorporate a disproportionate sized building which would represent inappropriate development harmful to the openness of the Green Belt which would fail to conserve and enhance the Area of Outstanding Natural Beauty

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 16001-05.

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) No development shall take place until a scheme to promote biological diversity has been submitted and approved in writing by the local planning authority with a scheme of implementation. The development shall be carried out in accordance with the approved details and shall be maintained thereafter.

To promote biodiversity as supported by Policy EN1 of the ADMP and SP11 of Sevenoaks District Council's Core Strategy. The local planning authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

4) No external lighting shall be installed on the land until such details have been submitted to and approved by the local planning authority. The installation of external lighting shall only be carried out in accordance with the approved details. The local planning authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

To ensure the maintenance of an appropriate landscape scheme in the interests of

the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

5) No development shall take place until full details, of hard landscape proposals around the garden room/games room, have been submitted to and approved in writing by the local planning authority. The approved hard landscape scheme shall be implemented prior to the use of the development hereby approved and thereafter retained.

To protect the amenity of the area and nearby residents as supported by policy EN1 and policy EN5 of the Sevenoaks Allocations and Development Management Plan.

6) The proposed games room shall be used ancillary to the main dwelling and for no other purpose.

To prevent overdevelopment of the land as supported by Policy EN1 of the Sevenoaks District Local Plan.

7) The proposed works to the summer house / games room shall be carried out in accordance to the tree and hedge protection strategy as set out within the submitted Arboricultural Method Statement dated 11th October 2016.

To prevent damage to the trees during the construction period as supported by Policy EN1 of the Sevenoaks District Local Plan.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development shall be carried out in relation to Schedule 2, Part 1, Class E of that order without prior planning permission from the Local Planning Authority.

As the removal of these structures contributes to the very special circumstances in this case that clearly outweigh the harm to the Green Belt and to mitigate further harm as supported by the National Planning Policy Framework and policy GB3 of Sevenoaks District Councils Allocations and Development Management Plan.

9) Prior to the commencement of development the buildings annotated 'Garage 2', 'Workshop' and 'Wood Store', identified on drawing 16001-02 dated 28-09-16 and any other buildings erected (whether in breach of condition 8 herein or otherwise) after the grant of this planning permission and prior to commencement of the development and including the detached summerhouse as granted through 16/00440/LDCPR, shall be demolished and all demolished items removed from the site.

In recognition of the very special circumstances of the case and to mitigate harm to the openness of the Green Belt as supported by the National Planning Policy Framework and policy GB3 of the Allocations and Development Management Plan.

10) No fences or other means of enclosure including hedges shall be erected or planted between the ancillary outbuilding and the house.

To protect the openness of the Green Belt by ensuring that the outbuilding remains ancillary to the dwellinghouse as supported by the National Planning Policy

Framework and policy GB3 of Sevenoaks District Councils Allocations and Development Management Plan.

11) The development hereby permitted shall be carried out in accordance with the following approved plans: 16001-04B, 16001-05.

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

Note to Applicant

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

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

In this instance the applicant/agent:

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

Description of proposal

- 1 Demolition of existing garage, workshop and wood store, replacement with detached summerhouse / games room with associated hard landscaping.
- 2 The existing garage and workshop are located adjacent to the road, north of the principal entrance to the site with the wood store located within woodland to the north of the house.

- 3 The proposed summerhouse/games room would be L shaped with a flat roof rising to a height of 2.5m with the principal length extending north to south measuring 13.2m by 4.75m. The secondary arm extending to the west would measure 3.0m by 4.75m. The building would be timber clad with bi-folding doors and timber windows.
- 4 The proposed building would be located on the site of the garage and workshop that are to be demolished. A one metre high fence with a pedestrian access is proposed between the proposed outbuilding and the current garage access.

Description of site

- 5 Little Oakwood is a detached property set within large grounds that extend north to south on the western side of the B2042 with the land providing views to the west and south. Two public footpaths lie within close proximity to the property. One extends east from the B2042 lying opposite the properties garage that lies adjacent to the road and the second footpath extends west from the B2042, directly to the south of the properties curtilage.

Constraints

- 6 Adjacent Ancient Woodland
- 7 Area of Outstanding Natural Beauty
- 8 Metropolitan Green Belt

Policies

Sevenoaks District Council (SDC) Core Strategy

- 9 Policies - SP1, LO8, SP11

SDC Allocations and Development Management Plan

- 10 Policies - EN1, EN2, EN5, GB3

Other

- 11 National Planning Policy Framework (NPPF)
- 12 National Planning Policy Guidance
- 13 Appendix 2 of the ADMP: Residential Parking
- 14 Kent Downs Area of Outstanding Natural Beauty Landscape Design Handbook
- 15 Sevenoaks District Councils (SDC) Development in the Green Belt Supplementary Planning Document (SPD)

Relevant Planning History

16 14/02238/HOUSE Demolition of the existing double garage and replacement with double garage and additional bedroom above with three roof lights, demolition of existing garden room and erection of a rear and side extension, conversion of loft space into habitable rooms, installation of three velux windows and the introduction of a new retaining wall with extended hardstanding. REFUSE 21/11/2014.

14/03411/HOUSE Demolition of the existing double garage and replacement with double garage. Demolition of existing garden room and erection of a single storey rear and side extension. Conversion of loft space into habitable rooms, installation of three velux windows and alterations to fenestration on front and rear elevations. Introduction of a new retaining wall with extended hardstanding and addition of new entrance gates to improve security and access (Retrospective). REFUSE 23/12/2014.

15/01023/HOUSE Demolition of Conservatory and removal of two chimney stacks. Erection of a single storey rear and side extension. Conversion of loft space into habitable rooms, installation of three Velux windows and alterations to fenestration to front and rear elevations. Introduction of a new retaining wall with extended hardstanding and addition of new entrance gates to improve access. (Part retrospective). GRANT 15/06/2015.

15/02955/HOUSE Demolition of existing garage, erection of replacement garage and associated hard landscaping. GRANT 30/11/2015.

16/00440/LDCPR Erection of a detached summerhouse. GRANT 08/04/2016.

Consultation

SDC Arboriculturalist

- 17 - No objections to the proposal
- Prefer to see some foliage between the building and the highway (see condition 7)

Kent County Council (KCC) Ecology

- 18 - No need for a specific ecological survey
- Recommend a precautionary approach regarding biodiversity in terms of a survey (see condition 3).

Sundridge Parish Council

- 19 "Objection. The planning committee thoroughly considered the application for the demolition of the existing garage, workshop and wood store at this property and their replacement with a detached summerhouse and games room with associated hardstanding.

- 20 It was proposed that the Parish Council makes a formal objection to this application on the following grounds:
- 21 The proposed development of the Games Room is out of keeping with the surrounding properties and more intrusive to the Green Belt and ANOB than the current building. It sits too close to the main road and too far away from the main house to successfully be used as a games room ancillary to the existing domestic accommodation. The overall size of the proposed development is disproportionate to the original house (para 6.1 Planning Statement) and exceeds the current policy to limit the size of outbuildings (para 6.7 Planning Statement). The proposed use of the proposed building appears to be ambiguous to its size and position within the curtilage of the property”.

Representations

- 22 Two letters were received objecting to the proposal in respect to the siting of the building, its size, the need for the building and its design. The proposal is seen to represent over development of the site, out of character with the Area of Outstanding Natural Beauty which would harm the openness of the Green Belt.

Chief Planning Officer’s appraisal

Principal issues

- 23 The main issues for consideration are:
- The principle of development
 - Green Belt
 - Area of Outstanding Natural Beauty

Presumption in favour of sustainable development

- 24 Para 14 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development that accords with the development plan should be approved unless material considerations indicate otherwise. (See paras 11, 12, 13 of NPPF).

Green Belt considerations:

- 25 Having established that the site is within the Green Belt we must consider our Development Plan Policy and the NPPF.
- 26 As set out in para 87 of the NPPF, 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.
- 27 Para 88 of the NPPF advises that local planning authorities 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.

- 28 Therefore, the harm in principle to the Green Belt remains even if there is no further harm to openness because of the development.
- 29 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 principle to the Green Belt from inappropriate development.

Area of Outstanding Natural Beauty (AONB):

- 30 The Countryside and Rights of Way Act 2000 states that we 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.
- 31 The NPPF paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.
- 32 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.

Appraisal

Impact upon the Green Belt

- 33 Paragraph 89 of the National Planning Policy Framework states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt.
- 34 Exceptions to this amongst others are:
- the replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces.
- 35 Outbuildings, as in this case, located more than 5m from the existing dwelling will be permitted where the building, including the cumulative impact of other outbuildings and extension within the curtilage of the dwelling, would be ancillary to the main dwelling in terms of function and design and would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion.
- 36 Our, Development in the Green Belt SPD states that outbuildings should be well designed in relation to the dwelling, compatible with the character of

the area and designed and sited to minimise visual intrusion. In order to minimise the impact of outbuildings on the openness of the Green Belt, we will seek to restrict any outbuildings to a limit of 40sqm (measured externally).

- 37 The proposed summerhouse/games room lies approximately 20m from the dwelling house and accordingly it would be treated as an outbuilding. The proposal would incorporate an ancillary use to the dwellinghouse with a design compatible with other outbuildings within the locality.
- 38 The proposal incorporates the removal of three outbuildings on site with a collective floor area of 60sqm. The proposed outbuilding would have a floor area of 76sqm resulting in an increase in floor area of 16sqm.
- 39 Of the three buildings to be demolished the garage and workshop lie north of the main entrance, adjacent to the B2042, with the wood store located within the woods to the north of the site.
- 40 The proposed summerhouse/games room would be 2.5m tall with a flat roof and an eaves height of 2.1m. It would lie on the site of the garage and workshop to be demolished adjacent to the road, facing a public footpath which extends to the east of the B2042.
- 41 This compares with the garage and workshop which are 2.77m and 2.6m tall with eaves heights of 2.1m and 2.5m respectively. The workshop is screened by foliage extending adjacent to the road. The wood store has a floor area of 10.4m with a height of 2.3m and an eaves height of 1.5m.
- 42 Other than views from the existing access to the garage and views from the road of the southern aspect of the building, the proposed summerhouse / games room would be screened by existing foliage extending alongside the property's boundary, adjacent to the road. The proposal would be a similar height to the existing garage and as viewed from the road and adjacent public right of way would have a similar impact upon the street scene. The proposal would however increase the built form currently on site by 16sqm with an addition in bulk exceeding the 40sqm threshold for outbuildings as set out within our Development in the Green Belt SPD.
- 43 In consequence the proposal would represent inappropriate development within the Green Belt which would harm the openness of the Green Belt contrary to the NPPF and policy GB3 of the ADMP.
- 44 There has been a claim made of very special circumstances which will be considered later in this report.

Design, Impact on Street Scene and Impact upon the Area of Outstanding Natural Beauty

- 45 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.

- 46 Proposals that affect the landscape throughout the District will be permitted where they would:
- a) Conserve the character of the landscape, including the areas of tranquillity; and
 - b) Where feasible help secure enhancements in accordance with landscape actions in accordance with the Sevenoaks Countryside Assessment SPD.
- 47 Policy LO8, The Countryside and the Rural Economy 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.
- 48 Particular regard will be given to the condition and sensitivity of the landscape character and securing the recommended landscape actions in the proposed SPD to ensure that all development conserves and enhances local landscape character and that appropriate mitigation is provided where damage to local character cannot be avoided.
- 49 Policy EN1 of the ADMP amongst other issues states that proposals which would create high quality design and meet the following criteria will be permitted:
- The form of the proposed development would respond to the scale, height, materials and site coverage of the area;
 - The layout of the proposed development would respect the topography and character of the site and the surrounding area and sensitively incorporate natural features such as trees, hedges and ponds within the site;
 - The proposal would not result in the loss of buildings, open spaces or green infrastructure that would have an unacceptable impact on the character of the area;
 - The proposal would ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking and refuse facilities;
 - The proposal would incorporate within the design opportunities for increasing biodiversity potential, where possible, and retaining and enhancing Green Infrastructure features including sustainable drainage systems. Proposals that affect a site's existing biodiversity and Green Infrastructure should be designed in a way that avoids or mitigates any potential harm.
- 50 Ide Hill Road is characterised by detached properties set within large plots of land of which large outbuildings within the properties curtilage are not out of character with the area, for example Oakwood Lodge to the east and

Cox's Fields to the north. The proposed development would replace three existing buildings located on site with a single building lying on the site of the garage and workshop to be demolished.

- 51 The proposed outbuilding is located on the eastern side of the site with mature trees to the north and west ensuring that there would not be views of the building from these directions or the footpath which extends westward.
- 52 The existing garage which would be demolished is visible along the B2042 and from the current access opposite the public right of way. The existing workshop located north of the garage is screened by the foliage extending along the eastern boundary of the site and the wood shed is located within the woodland to the north and is not visible from beyond the site.
- 53 The proposed outbuilding would be visible along the B2042 with the southern elevation of the proposed building being located in the same location as the existing garage. The height would be lower by 0.27m and through the westward arm of the proposed building being set back on site the built form visible from the road and the adjacent public right of way would be comparable to the existing garage. This would ensure that the proposal would have no greater harm than the existing outbuildings on site as viewed from beyond the property.
- 54 An arboricultural report has been submitted which shows that the existing foliage along the boundary with the B2042 could be retained in agreement with our Arboriculturalist.
- 55 Whilst the proposal would be larger than the three outbuildings to be demolished, the proposal also incorporates the abandonment of a Certificate of Lawful Development for a garden room. This garden room would lie adjacent to the western boundary of the property with a maximum height of 3.26m in an elevated location with the land to the west and south dropping away from Little Oakwood. A public right of way extends westward from the B2042 directly south of Little Oakwood's rear garden resulting in the garden room being clearly visible from this footpath and from within the wider landscape, harming the character of the Area of Outstanding Natural Beauty.
- 56 In comparison the proposal would result in the consolidation of built form on site which would have a similar visual impact as the existing garage as viewed from beyond the site with a reduction in floor area of 14sqm and would consequently conserve and enhance the Area of Outstanding Natural Beauty.
- 57 The proposed building through being located on the site of existing outbuildings, set back from the house would not impact upon the setting of the dwellinghouse.
- 58 Whilst the proposal would result in the loss of a garage the property incorporates a second garage accessible from the property's main access which provides parking for two cars with additional parking available on the drive.

- 59 Conditions can be imposed in respect to landscaping, lighting and to ensure that the Arboricultural strategies proposed are implemented ensuring that the street scene and Area of Outstanding Natural Beauty are protected. In addition a condition can be imposed in respect to enhancing biodiversity on site.
- 60 In consequence, the proposed outbuilding would incorporate an appropriate design which would not have a detrimental impact upon the street scene and would conserve and enhance the Area of Outstanding Natural Beauty meeting the requirements of the NPPF, policy LO8 of the Core Strategy and policies EN1 and EN5 of the ADMP.

Impact upon local amenities

- 61 Policy EN2 of the ADMP states that proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not result in excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and where the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.
- 62 The proposed outbuilding would be largely screened by vegetation lying between the outbuilding and the road. The proposal would incorporate a door and window opening onto the existing access adjacent to the road and a window facing south overlooking the properties principal access. The other fenestration on the building would face into the properties garden.
- 63 The nearest adjacent property is Oakwood Cottage located approximately 50m to the south east screened by mature trees and hedges ensuring that this property would not be harmed by the proposed development. The access to the existing garage is set just below the public right of way lying opposite the site with a gate across this access ensuring that it can not be used for parking.
- 64 In consequence would not have a detrimental impact upon local amenities and would meet the requirements of the NPPF and policy EN2 of the ADMP and.

Impact upon Public Right of Way

- 65 A public right of way exists opposite the proposed outbuilding to the north of the house running from the road to the east with a second right of way extending to the south of the properties curtilage, from the road running west. Neither of these rights of ways would be directly affected by the proposed works.

Impact upon Ancient Woodland

- 66 An area of Ancient Woodland to the north-west bounds the site however this is located approximately 40m from the proposed works at which distance the proposal would not impact upon the woodland.

Community Infrastructure Levy:

- 67 With regard to Community Infrastructure Levy (CIL) liability, as set out in the CIL Regulations, this development is creating floor area of less than 100m² internally. Accordingly, this residential development is not CIL liable.

Impact upon Ecology

- 68 Policy SP11 of our Core Strategy states that the biodiversity of the District will be conserved and opportunities sought for enhancement to ensure no net loss of biodiversity.
- 69 In this particular case there maybe an opportunity to enhance the biodiversity opportunities offered by the site. We have suggested a condition to cover this aspect.
- 70 In consequence of this the proposal would meet the needs of the NPPF and policy SP11 of the ADMP.

Assessment of any very special circumstances that may apply for this Green Belt proposal:

- 71 Para 88 of the 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 any other considerations.
- 72 The very special circumstances advocated can be summarised as:
- Reduction in built form on site
 - Consolidation of the built form
 - Reduction in the visual impact of development
 - Ability to remove permitted development rights.

Assessment of very special circumstances:

- 73 The harm in this case has been identified as:
- The harm in principle from inappropriate development in the Green Belt, which must be given significant weight;
 - The harm to the openness of the Green Belt which is also given significant weight.
- 74 A Lawful Development Certificate SE/16/00440/LDCPR has been granted for a detached summerhouse with a floor area of 30.10sqm located adjacent to the western boundary to the rear of the dwellinghouse.
- 75 The case being advocated is that the combined floor space of the existing garage, workshop and shed would measure 60.0s sqm. In addition the proposal would incorporate abandoning the Grant of Certificate of Lawfulness relating to SE/16/00440/LDCPR which incorporates an additional 30.10msq. In total this would result in an overall floor area of 90.10msq.

76 The proposed outbuilding would measure 76.0sqm which would result in a reduction in floor area of 14.10sqm representing a 15.6% reduction in floor area.

77 In comparing the heights of the proposed summerhouse and existing outbuildings with the building under consideration:

	Summerhouse	Garage	Workshop	Wood Store	Proposed Outbuilding
Eaves	2.1	2.1	2.5	1.5	2.1
Total Height	3.2	2.77	2.6	2.3	2.5
Floor Area m²	30.10	25.30	24.20	10.40	76.00

78 The existing buildings and the summerhouse granted through the Lawful Development Certificate would possess a similar height to the proposed outbuilding whilst incorporating a reduction in floor area and bulk.

79 Of the three buildings on site, the garage and workshop are located adjacent to the eastern boundary with the garage clearly visible from the road and from the access to the B2042. The shed is located to the north of the site within woodland.

80 The proposed summerhouse which could be constructed through permitted development rights would be located adjacent to the western boundary to the rear of the house with the land to the south and west dropping away from the site. A public footpath extends from Ide Hill Road in a south westerly direction which would provide views of the proposed summerhouse impacting detrimentally upon the Area of Outstanding Natural Beauty.

81 The impact of this can be viewed through an outbuilding at Hendon Lodge directly to the south of Little Oakwood which was recently erected through permitted development rights and is clearly visible from the footpath.

82 In considering the proposal, consideration is required as to the probability that the summerhouse granted through the Certificate of Lawfulness would be built if this application were to be refused. Whilst smaller in scale than the proposed development this summerhouse located within the rear garden would incorporate the same use as the proposed outbuilding with views across the wider landscape and in consequence it is probable that this building would be erected.

83 In comparison the proposal under consideration would consolidate the bulk of the development onto the site of the existing garage and workshop, adjacent to the eastern boundary. This would minimise the spread of built development on site resulting in a reduction in built form whilst conserving and enhancing the Area of Outstanding Natural Beauty.

84 A condition can be imposed to ensure that the buildings that the applicant is proposing to be demolished, as identified on plan 16001-02 and any other

buildings erected after the grant of this planning permission and prior to the implementation of the development, including the summerhouse if erected, shall be demolished and all demolished items removed from the site prior to the commencement of the development.

- 85 The reduction in bulk, the siting of the proposal which would conserve and enhance the Area of Outstanding Natural Beauty and the removal of permitted development rights would carry substantial weight.

Conclusion on very special circumstances:

- 86 In reviewing the extent of harm and the potential very special circumstances, it is concluded that the harm to the Green Belt through the proposed development representing inappropriate development and exceeding 40 sqm would be outweighed by the reduction in bulk, the removal of permitted development rights restricting future outbuildings being built on site and conserving and enhancing the Area of Outstanding Natural Beauty.

Conclusion

- 87 The proposal would incorporate an appropriate design which would not have a detrimental impact upon local amenities, would not impact detrimentally upon the adjacent Ancient Woodland or the adjacent public rights of way and would preserve and enhance the Area of Outstanding Natural Beauty. The very special circumstances through the reduction in bulk, removal of permitted development rights for future outbuildings whilst conserving and enhancing the Area of Outstanding Natural Beauty clearly would outweigh the harm to the Green Belt

Recommendation - Grant Planning Permission subject to Conditions

Background Papers

Site and Block plans

Contact Officer(s): Guy Martin Extension: 7351

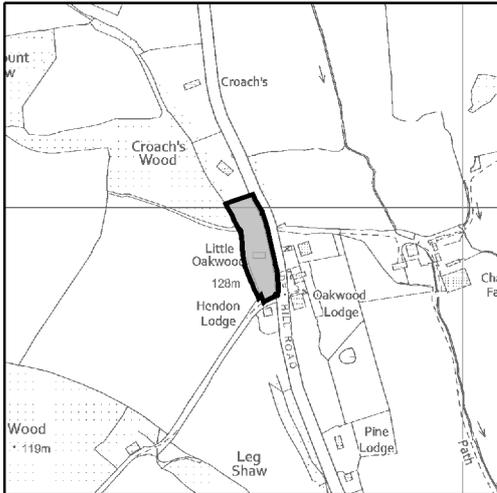
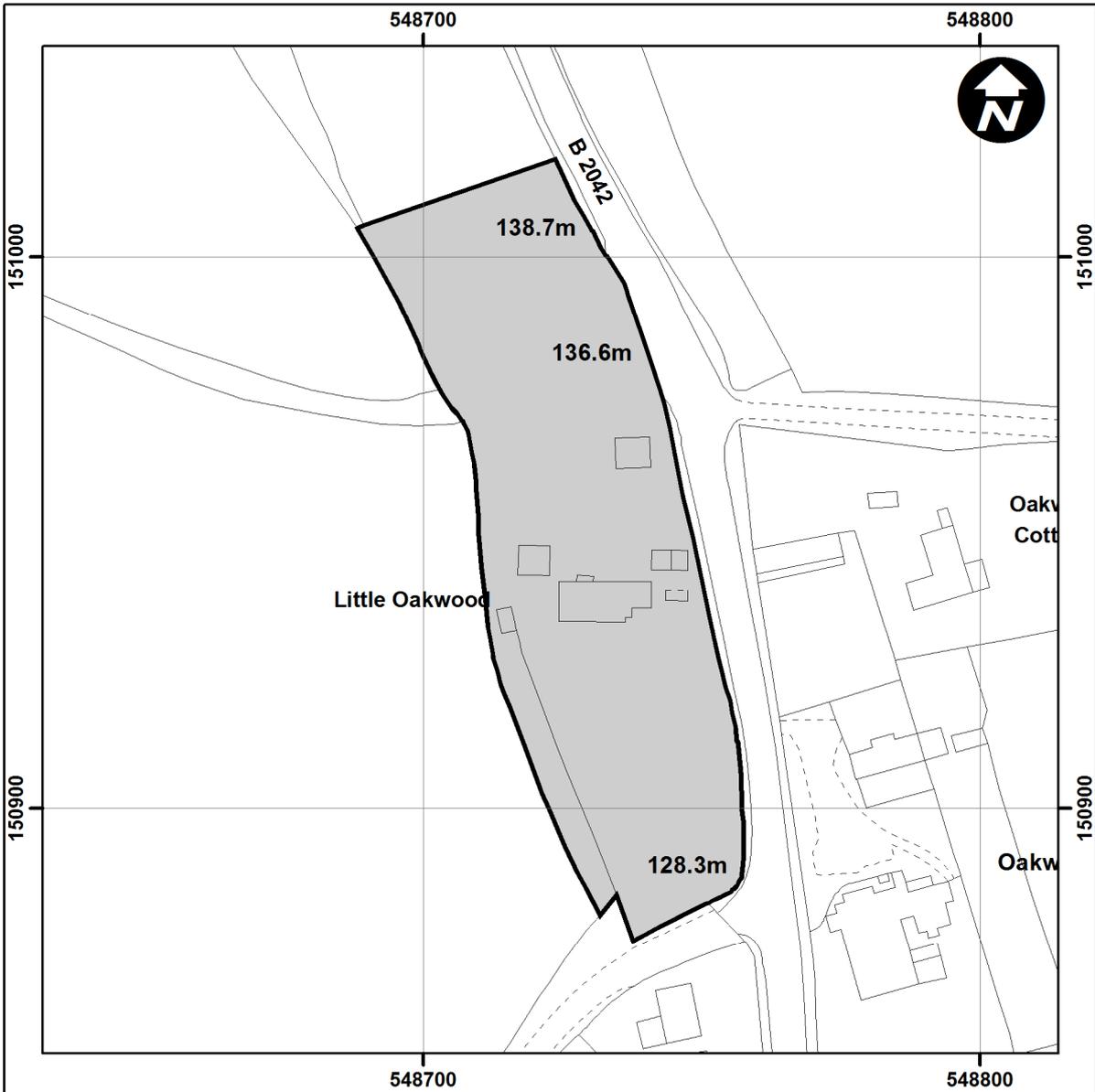
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OG0Y01BKJPZ00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OG0Y01BKJPZ00>



Site Plan

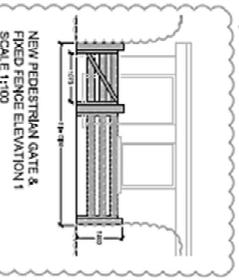
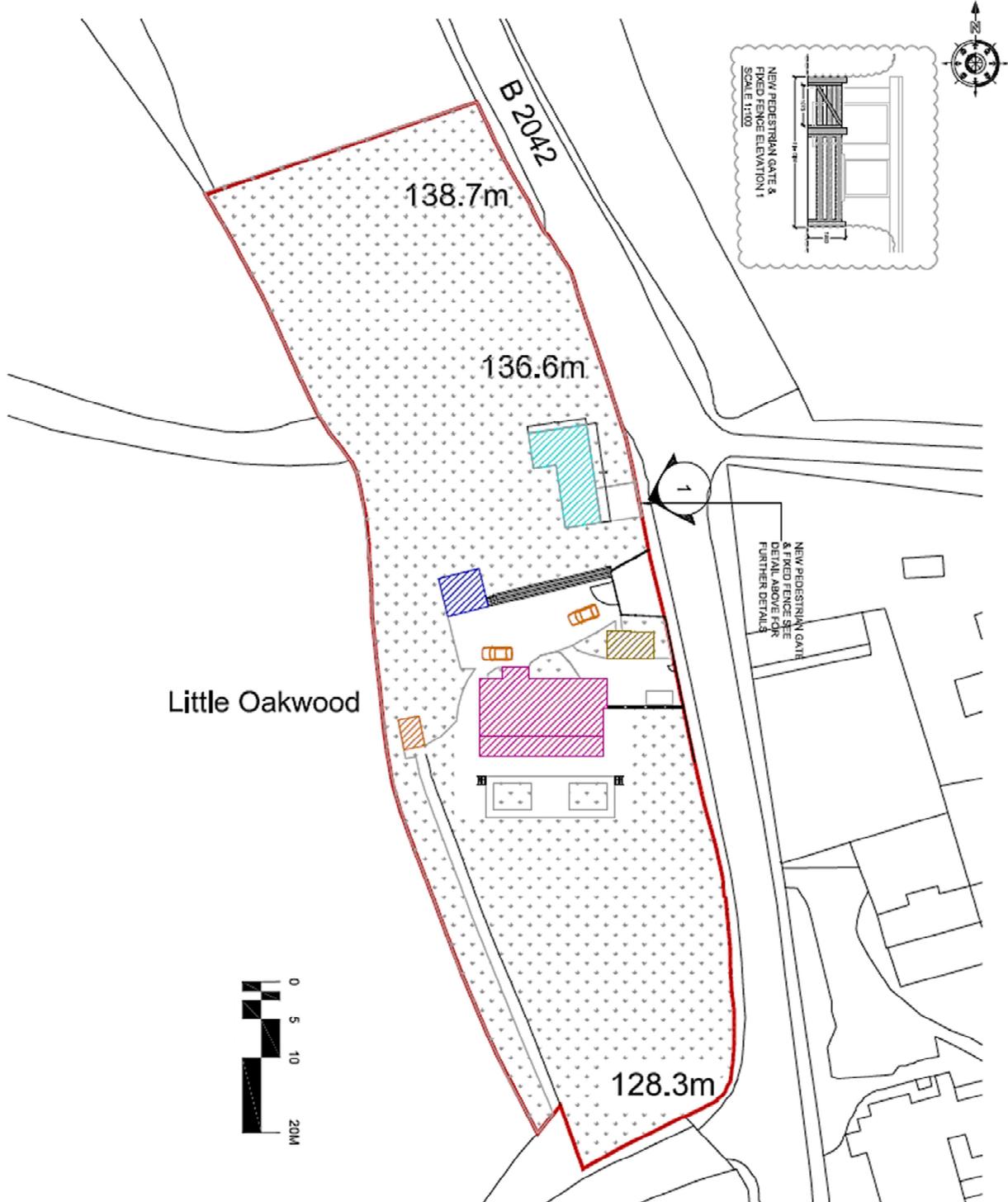
Scale 1:1,250

Date 03/03/2017


Sevenoaks
 DISTRICT COUNCIL

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 Ordnance Survey 100019428.

Block Plan as proposed



Little Oakwood



NEW PEDESTRIAN GATE & FIXED FENCE SEE DETAIL ABOVE FOR FURTHER DETAILS

1

128.3m

136.6m

138.7m

B 2042

NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.
2. THE CONTRACTOR IS TO CHECK SEAMING AND TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
3. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL ASSOCIATED BUILDING STANDARDS.
4. ALL WORKS ARE SUBJECT TO STATUTORY APPROVAL AND DETAIL SITE SURVEYS.

- HOUSE
- GARAGE 1
- PROPOSED GAMES ROOM
- VIEWING ROOM
- OUT BUILDING

REVISIONS

NO.	DATE	REVISION	BY
B		1300H/T GATE & FENCE LOWERED	PM
A		1300H/T GATE INFORMATION ADDED	PM
REV. DATE	REVISION	BY	DATE

MR S. HART

PROJECT NAME
LITTLE OAKWOOD,
IDE HILL ROAD,
IDE HILL, SEVENOAKS, TN14 6JY

DRAWN BY
SITE PLAN
AS PROPOSED

DRAWN BY	DATE	CHECKED BY	DATE
PM		EG	

DWG NO.	REVISION NO.	DATE	CREATED
18001-04	B	28-09-16	PM