

4.3 - 17/02701/FUL Date expired 20 November 2017

Proposal: Installation of new car park lighting scheme.

Location: Suffolk House, 154 High Street, Sevenoaks Kent  
TN13 1XE

Ward(s): Sevenoaks Town & St Johns

#### **ITEM FOR DECISION**

The application has been referred to Development Control Committee because the applicant is Sevenoaks District Council.

**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: Site location plan with red outline date stamped 23rd August 2017, drawing no. 1597-S-63-LAY-02 REV. 04, drawing no. 1597-S-63-LAY-05 REV. 02, Elevations - As Proposed drawing no. JHP-SHS-002, Car park elevations As Proposed drawing no. JHP-SHS-004

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

3) Lights hereby approved shall be installed in accordance with the details in the Lighting Report

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

4) The intensity of the illumination shall not exceed 800 candelas /m2 and shall be static

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

5) The building and car park shall not be illuminated outside the hours of 07:00 to 22:00.

To safeguard the residential amenity of the locality.

6) Prior to the commencement of development details of lighting poles shall be submitted to and approved in writing by the Local Planning Authority and installed in accordance with the approved details and thereafter maintained as such.

To safeguard the visual appearance of the area as supported by EN1 of the

## Sevenoaks Allocations and Development Management Plan.

### 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](http://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) The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

### Description of proposal

- 1 Planning permission is sought for the installation of a new car park lighting scheme.
- 2 The application proposes the retention of three existing column mounted 21W lights with flat glass diffusers and the installation of two new column mounted lights to match the specification and height of the existing units. The proposed column mounted lighting would therefore be no higher than the existing, at 4m.
- 3 Furthermore, 6 15W Talos Wall Max bulkhead lights would be mounted on posts along the perimeter of the car park at a height no greater than 2m. Three 15W Talos Wall Max bulkhead lights would be installed onto the fa ade of the main office building.

## **Description of site**

- 4 Suffolk House is situated at the junction of Pembroke Road, Suffolk Way, High Street and Seal Hollow Road. Suffolk House consists of an office building with an adjoining car park. The car park is accessed from Suffolk Way via an undercroft. Residential properties along Knole Road, Plymouth Drive and Warren Court back onto the application site. The application site is enclosed on one side by a tall mature leylandii and fencing to the remaining sides. The car park is set below the road surface of Suffolk Way.

## **Constraints**

- 5 No relevant constraints located within the application site.

## **Policies**

### *Allocations and Development Management (ADMP):*

- 6 Policies -
- SC1 - Presumption in favour of sustainable development
  - EN1 - Design Principles Design principles
  - EN2 - Amenity protection
  - EN6 - Outdoor Lighting

### *Core Strategy:*

- 7 Policy:
- SP1 - Design of New Development and Conservation

### *Other*

- 8 National Planning Policy (NPPF)

## **Relevant planning history**

- 9 87/00330/HIST Granted Display of an externally illuminated dwarf pole sign.
- 10 84/00025/HIST Refused Display of two illuminated fascia panels and non illuminated post mounted sign

## **Consultations**

### *Sevenoaks Town Council*

- 11 Sevenoaks Town Council recommended approval subject to the planning officer being satisfied the light pollution will be contained, as claimed.

## *Environmental Health*

### 12 Comments from Environmental Health:

- I can confirm that I've reviewed the information submitted with this application. The lighting report is comprehensive and has taken into account the relevant Guidance Notes issued by the ILP and also any potential impact on nearby residential premises.
- The proposed additional lighting consists of a 9 lower mounted luminaires around the perimeter and an additional 2 column mounted luminaries in the centre of the car park. Light overspill beyond the boundary of the car park will be minimised by the lower level boundary lighting which is designed to reduce backwards and upwards light spill.
- In addition, the new lighting will be also be linked to the existing external lighting control system which ensures that all lighting is switched off between 22.00 hours and 07.00hours - again, to minimise any impact to nearby residential premises.
- In this respect, I have no objections to this application being granted (subject to it being undertaken in accordance with the details contained in the lighting report/specification).

## **Representations**

### 13 2 comments received supporting the application:-

- Health and safety risk when entering and exiting building in the dark.

### 14 2 comments received objecting to the planning application:-

- Overprovision of lighting
- Lighting proposal would intrude onto properties on Plymouth Drive
- Excessive and invasive light pollution at night
- Close proximity to no. 4 Warren Court
- 6 type A lights located around the periphery of the main car park appear to be of minimal effect in increasing safe egress and will cause harm to neighbouring properties
- Inconsistency in View D
- Hours of use between 07:00 and 22:00 with a PIR control unreasonable. PIR should be utilised throughout.

### 15 2 comments received neither supporting nor objecting to the planning application:-

- Lighting should be reduced to a minimum
- All new lights should be below the level of the northern boundary
- Two new luminaires should not exceed height of existing posts
- Whole lighting system should be regularly checked to ensure that it conforms to permitted hours and daylight/motion detection control is permitted within hours.

## Chief Planning Officer's appraisal

### Principle issues

16 The main issues for consideration are:

- Impact of the proposal on the street scene
- Impact of the proposal on neighbouring amenity

17 Of particular relevant to this application is the following guidance:

#### *Presumption in favour of sustainable development:*

18 Para 14 of the National Planning Policy Framework (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.)

#### *Design and impact on the street scene*

19 Column mounted lighting would be limited to the centre of the car park; at a distance of between 48m and 60m from the residential properties no. 4-7 Knole Way. The remaining properties on Knole Way are situated at distances greater than 50m from the proposed column mounted lighting. 8 Plymouth Drive is located 62m from the eastern column mounted light. No. 4 and 6 Warren Court are situated totally and partially behind a mature hedge row along the north western boundary enclosure. No. 4 Warren Court is situated 24m from the eastern column mounted light and no. 6 Warren Court is situated 40m from the western column mounted light.

20 I note that the proposed column mounted lighting would not exceed 4m in height (to match the existing column lighting) and therefore are below the top of the mature hedge boundary which separates adjoining properties on Warrant Court from the application site. This mature boundary functions to screen no. 4 and 6 Warren Court from obtrusive lighting.

21 No. 6 Knole Way commands views into the car park. The addition of two further column mounted lights is consistent with the functional use of the car park and would not appear incompatible. Light spillage is contained within the application site by the design of the proposed lighting and will not affect properties on Knole Way.

22 The addition of six 15W Talos Wall Max bulkhead lights to the periphery of the car park set at no more than 2m above the ground level, are designed to have a minimal impact on the wider locality surrounding the application site. The design of the proposed periphery lighting is proportionate to the size and character of the car park; and would be well integrated into the topography and layout.

- 23 Affixed to the main building, three 15W Talos Wall Max bulkhead lights are proposed to illuminate the pedestrian entrance into the main building. No objection is raised.
- 24 To conclude, due to its design and location away from a Conservation Area, the development would not have a material impact on the quality and character of the wider locality. Set down from and behind the bulk of Suffolk House and other existing office buildings, the car park and proposed lighting scheme is not visible in the public realm. It is considered that the proposed lighting would enhance the security and safe usage of the car park and is appropriate.

### *Amenity*

- 25 The NPPF and Policy EN2 of the ADMP both require new developments to safeguard neighbouring amenity as well as provide an adequate standard of residential amenity for the current and future occupiers.
- 26 Artificial lighting is essential for reasons of safety and security. The Lighting Report clarifies the proposed lighting specification. The proposed lighting arrangement is in accordance with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2011.
- 27 Light pollution through sky glow is kept within permissible limits and therefore is not considered to have a detrimental affect on the character of the area or on biodiversity. The proposed column mounted lighting will be equipped with flat diffusers to minimise light spillage.
- 28 Light overspill beyond the boundary of the car park will be minimised by the lower level boundary lighting which is designed to reduce backwards and upwards light spill. No significant light nuisance to the amenity of surrounding properties will result.
- 29 No lighting would operate between 22.00 hours and 07.00 hours to minimise any impact to nearby residential properties. PIR sensors will be fitted onto the proposed lighting which are activated by substantial movement. Sensors will only operate during permitted hours and the lighting would not be activated out of permitted hours.
- 30 Consequently, I am satisfied that the lighting would not have an unacceptable impact upon the amenity of surrounding residents. The development is considered to be in accordance with policy EN2 of the ADMP.

### **Conclusion**

- 31 The proposed lighting scheme is of a suitable design and would not harm the local character or neighbouring amenity, in accordance with EN1, EN6 and SP1 of the ADMP. The proposal complies with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01:2011.

### **Background papers**

Site plans.

Contact Officer: Neil Armour Extension: 7387

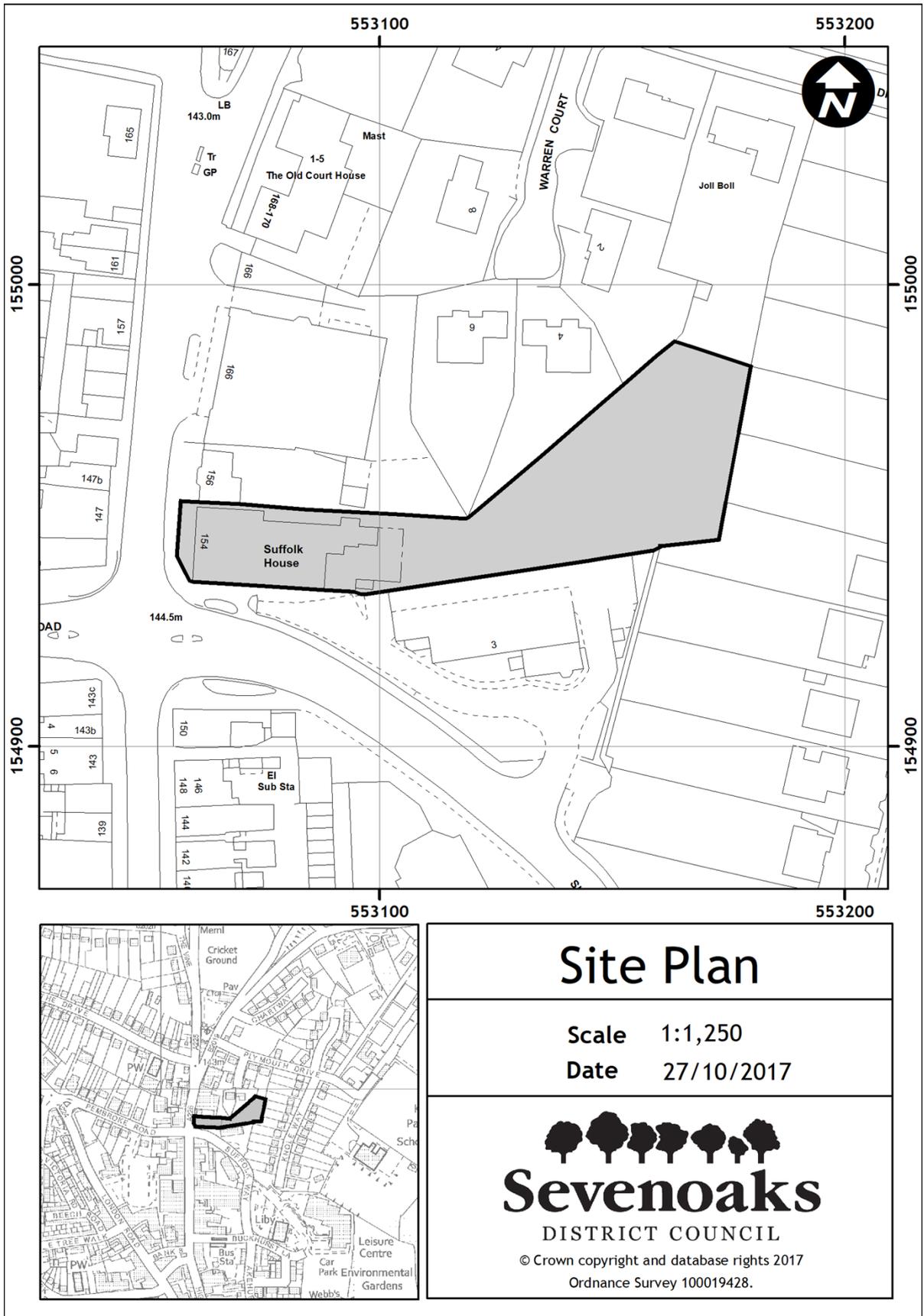
**Richard Morris**  
**Chief Planning Officer**

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OV5B6TBKL4200>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OV5B6TBKL4200>



# Site Plan

Scale 1:1,250

Date 27/10/2017



DISTRICT COUNCIL

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Ordnance Survey 100019428.



# Block Plan





**E** EXISTING LIGHTING COLUMN  
 OF LIGHTING DRAPED 21W WITH FLAT  
 GLASS DIFFUSER, STANDARD  
 POST TOP FITTINGS AT 4m AFFL (TYPICAL)



**B** PROPOSED LIGHTING COLUMN AS PER  
 EXISTING ICE LIGHTING



**A** DESIGN PLAN TALOS WALL MAX LED BULBHEAD 15W 105lm  
 MOUNTED ON FENCE POST  
 AT 2M AFFL (TYPICAL)

