

Proposal: Demolition of existing garages, chimneys and side porch. Demolition of existing external staircase, rear and side bay windows and side extension. Conversion to form 5 apartments with external parking. Erection of a part two storey, part single storey side and rear extensions to existing dwelling, including balcony to front and terraces to rear, changes to roof gable on West elevation, proposed basement to the side, new chimneys, bin store, communal external bike shelter and retaining wall to the rear.

Location: Uplands House, The Vine, Sevenoaks, Kent TN13 3SY

Ward(s): Sevenoaks Town & St Johns

ITEM FOR DECISION

This application has been referred to Development Control Committee at the request of Councillor Fleming due to the impact on neighbours, in particular overlooking, impact on The Vine Conservation Area, and over development of 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: 001/P1, 002/P1, 003/P1, 010/P1, 011/P1, 012/P1, 013/P1, 014/P1, 015/P1, 016/P1, 017/P1, 020/P1, 021/P1, 022/P1, 023/P1, 024/P1, 025/P1, 026/P1, 027/P1, 028/P1, 030a/P1, 030b/P1, 031/P1, 032/P1, 033/P1.

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

3) No development shall commence until details of the proposed extent of demolition (including elevation drawings and floorplans), and a method statement detailing the means by which the remaining fabric will be maintained and protected throughout the construction process, 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.

Reason: To ensure that retained parts of the heritage asset are appropriately protected and ensure compliance with policies EN1 and EN4 of the ADMP.

4) No development shall commence until details of sustainable urban drainage

systems, to control and mitigate surface water runoff arising from the development, has been submitted to, and approved in writing by the Local Planning Authority. The details shall include measures to be integral to the parking areas, driveways and private terrace area. The development shall be carried out only in accordance with the approved details and shall be so maintained.

Reason: To ensure adequate measures for surface water run off and to protect the living conditions of nearby properties as required by policy EN2 of the ADMP.

5) Notwithstanding the approved drawings, no development shall commence until a site plan showing a revised parking layout has been submitted to and approved in writing by the Local Planning Authority. The revised parking layout shall demonstrate no more than five parking spaces for the proposed residential units plus one visitor parking space. The plan shall also show the relocation of the proposed cycle store away from the mature trees on the northern site boundary. The development shall be carried out only in accordance with the approved plans and the parking spaces and cycle parking facilities shall be available for use prior to the first occupation of the development.

Reason: To ensure an appropriate level of parking provision and ensure protection of the trees to be retained on the site, to comply with policies EN1 and T2 of the ADMP.

6) Prior to the occupation of the development, details of electrical charging points for 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 the approved charging points shall be maintained and available for use at all times.

Reason: To promote the use of sustainable transport and comply with policy T3 of the ADMP.

7) No development shall commence until the tree protection measures, demonstrated in the document 'Arboricultural Method Statement' and associated appendices by David Archer Associates dated February 2018 have been installed in full. The measures shall be maintained for the duration of the construction process.

Reason: To ensure adequate protection of the retained trees and to comply with EN1 of the ADMP.

8) No development shall commence until an itemised tree survey giving details of the pruning required to individual trees to facilitate the development has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved details.

Reason: To ensure adequate protection of the retained trees and to comply with EN1 of the ADMP.

9) Prior to the commencement of development, the following shall be submitted to and approved in writing by the Local Planning Authority.

a) A method statement for the construction of the proposed driveway, parking spaces and associated hard surfaces across the site, including details of materials

to be used and including details of existing and proposed levels around the site.

b) A scheme of soft landscaping for the site, including existing planting to be retained and proposed new planting across the site

c) A scheme of hard landscaping for the site including all materials and finishes to be used in the hard surfaces across the site.

The development shall be carried out only in accordance with the approved details. All landscaping in accordance with the approved scheme shall be completed / planted prior to the first occupation of the development. The landscaping and tree planting shall have a five year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within fifteen years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the local planning authority within the next planting season. No development shall take place other than in accordance with the approved details and shall be maintained as such thereafter.

Reason: To preserve the character and appearance of the Conservation Area and the locally listed building and to comply with policies EN1 and EN4 of the ADMP.

10) All first floor windows in the southern elevation, facing towards Belmont, shall be obscure glazed in full and fixed shut unless the opening parts of the windows are more than 1.7m above the internal floor level, and so maintained.

Reason: To protect the privacy of the neighbouring property and comply with policy EN2.

11) All external materials and finishes to be used in the construction of the development shall match the existing property.

Reason: To preserve the character and appearance of the Conservation Area and the locally listed building and to comply with policies EN1 and EN4 of the ADMP.

12) No part of the development shall be occupied until details of a privacy screen to be installed at the far southern edge of the rear first floor terrace, have been submitted to and approved in writing by the Local Planning Authority. The screen shall be no less than 1.7m in height and shall prevent overlooking towards the south. The privacy screen shall be installed in full prior to the first occupation of the flat it serves and shall be maintained at all times.

Reason: To protect the privacy of the neighbouring property and comply with policy EN2.

13) Prior to the commencement of development, details of a biodiversity enhancement scheme to promote biodiversity on 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 the biodiversity measures installed in full prior to the first occupation of the development.

To ensure biodiversity on the site is enhanced by the development and to comply with policy SP11 of the Core Strategy.

Informatives

1) The changes to the site boundary treatments do not form part of the planning permission hereby granted. Any changes to the front boundary and position of the piers would require further planning permission.

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 site

- 1 The application site occupies a prominent location on the southern side of the junction of The Vine and St Botolphs Road. The site is located opposite the Grade II listed War Memorial and the Vine Cricket Ground.
- 2 The site contains a substantial, detached dwelling of Edwardian character set over two stories with rooms within the roof space. The property benefits from two detached garages, one double garage with pitched roof to the northern side of the property, and another single garage to the southern side of the property, set back behind the footprint of the main building. The property is accessed via gates from The Vine and has a rear garden that extends to the west.

- 3 The gradient of the land rises to the east and the garden slopes away to the west. As a result, the property is set on higher ground than the garden, and has a raised terraced area at the rear ground floor level.

Description of proposal

- 4 Planning permission is sought for a number of extensions to the property and alterations to the site to facilitate its conversion into five residential flats. The changes can be summarised as follows:
- Demolition of two existing garages;
 - Extensions to the main building including: single storey side extension to the southern side of the property; part one/part two storey rear extensions with flat roofs providing roof terraces, and ; two storey extensions to the northern side of the property part appearing as a continuation of the main house and part set back with lower roof form;
 - Reconfiguration of the roof forms of the main building including raising ceiling heights between the rear gable features and provide new chimneys
 - Alterations to fenestration
 - Reconfiguration of front entrance to remove steps to first floor level and first floor tiled extension
 - New driveway around the northern side of the property to a parking area and a cycle shelter at the north western side of the site.
 - Reconfiguration and re-landscaping of the front garden area to provide three parking spaces and bin store;
 - Landscaping and terracing in the rear garden area to create sunken terraces against the rear of the building and gardens beyond.

Constraints

- 5 Locally listed
- 6 Conservation Area- Sevenoaks, The Vine
- 7 The War Memorial directly outside the site is Grade II listed.

Policies

Allocations and Development Management Plan (ADMP)

- 8 Policies:
- SC1 - Presumption in Favour of Sustainable Development
 - EN1 - Design Principles
 - EN2 - Amenity Protection
 - EN3 - Demolition in Conservation Areas
 - EN4 - Heritage Assets
 - H3 - Residential Subdivision
 - T1 - Mitigating Travel Impact
 - T2 - Vehicle Parking
 - T3 - Provision of Electrical Vehicle Charging Points

Sevenoaks Core Strategy

9 Policies:

- L01 - Distribution of Development
- L02 - Development in Sevenoaks Urban Area
- SP1 - Design of New Development and Conservation
- SP2 - Sustainable Development
- SP3 - Provision of Affordable Housing
- SP5 - Housing Size and Type
- SP7 - Density of Housing Development
- SP11 - Biodiversity

Other

10 Residential Extensions SPD

11 Local List SPD

12 The Vine Conservation Area Appraisal and Management Plan 2009

Planning history

13 16/02644/FUL- Withdrawn before decision.

“Demolition of existing garages. Demolition of existing external staircase. Erection of a part two storey, part single storey side and rear extensions to existing dwelling, including balcony to front and terrace to rear, changes to roof gable on West elevation and conversion to form 4 apartments with undercroft parking and car lift. Erection of 1 new attached dwelling and associated landscape works.”

Consultations

Sevenoaks Town Council

14 Recommend refusal and request that the item be debated by the Development Control Committee.

SDC Conservation Officer

15 Summary:

- The existing garages are modern structures of no architectural merit. No objection to their demolition.
- On the front elevation, the central projecting bay has been insensitively altered in the past. The existing alterations to the bay are of little intrinsic architectural or historic interest. A faithful reinstatement of the original elevation treatment would result in considerable heritage benefit in this particular case.
- The side extension to the northern side of the host dwelling obscures the original proportions of Uplands House and transforms the appearance of the principle elevation. As such its special contribution to local character is diminished.

- The set back side extension to the far north of the site, although substantial, sits comfortably on the site and while visible from the public realm, would not have an unduly intrusive presence in the streetscene. It is designed and scaled to complement the main house with materials to match.
- The northern side extensions may feature in some longer views of the listed War Memorial, however the new element will be experienced in conjunction with the neighbouring built form and due to distance and perimeter shrubbery, its presence will not be unduly intrusive. The quality of the views of the listed War Memorial will remain unharmed.
- The southern side extension is unrelated stylistically to the host building.
- Works to the rear are barely visible from The Vine and St Botolphs Road, and would have a negligible impact on the special qualities of the designated area.
- Overall, many elements of the proposal are acceptable in principle. However there is concern for the northern and southern additions and careful attention must be given to the treatment of the front (eastern) elevation.

SDC Tree Officer

16 Summary:

- It would be feasible to construct the hard landscaped drive and parking areas with 'no dig' methods.
- The cycle shelter should be relocated elsewhere.
- The orientation of the parking spaces should be revised to give a better margin between the proposals and the trees.
- Conditions recommended to secure: a full itemised tree survey and pruning proposals; method statement and materials for driveway and parking spaces, inclusive of existing and proposed levels; full landscaping details including new and existing planting.

Representations

17 To date seven letters of objection have been received, including an objection from the St Botolphs Residents Association. The issues raised can be summarised as follows:

- The development is out of character with properties on The Vine and St Botolphs Road and is overdevelopment
- Harm to the setting of the War Memorial
- Overlooking and loss of privacy to neighbouring properties
- Overshadowing
- Impact on surface water run off arising from cumulative impact with nearby developments
- Disturbance and pollution arising from the use of the car park
- Inappropriate access onto The Vine and harm to pedestrian and vehicle safety
- The drawings fail to show no.56 St Botolphs Road in full or Belmont correctly

- Location of the bin store adjacent to The Vine is unwelcome.

Chief Planning Officer's Appraisal

18 The main planning considerations are:

Principal Issues

- Principle of additional residential development
- Visual impact and impact on heritage assets
- Impact on trees
- Impact on the amenities of neighbouring properties
- Amenities of future occupiers
- Highways and Parking

Other issues

- Impact on surface water runoff
- Pollution

Principle of residential development

- 19 Core Strategy policy LO2 states that provision will be made for approximately 1,330 dwellings (2006- 2026) and that this will be achieved with an emphasis on locations within easy walking distance of the town centre or main line railway stations. The application site is therefore an appropriate location for an intensified residential use. The resultant density is also appropriate for this area.
- 20 Policy H3 supports the subdivision of residential properties within existing settlements if the building is suitable for subdivision; if the associated alterations reflect the form, integrity and character of the building and its surroundings, and; if suitable parking and access can be achieved. These matters are discussed in turn below.
- 21 The proposals would provide 3 x 3 bedroom units and 2 x 2 bedroom units and would contribute to the housing stock in the District. A schedule of accommodation is below. The principle of the additional residential units is therefore acceptable in this location.

Unit No.	Bedrooms	Level	Outdoor Space
1	3	Ground	Ground floor terrace and garden
2	2	Ground	Ground floor terrace and garden
3	3	First/ Second	First floor terrace and front balcony
4	3	First/ Second	First floor terrace
5	2	Ground/First/Second	Ground floor terrace

Visual impact and impact on heritage assets

- 22 The site is located centrally within The Vine Conservation Area. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 23 Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.
- 24 The Vine Conservation Area Appraisal and Management Plan details the aspects of the conservation area that contribute positively to its character. It recognises that the development around the open space of the cricket ground is characterised by an interesting variety of architectural styles and use of materials. Paragraph 4.2 states that the houses set around the cricket ground are set well apart and the feeling of spaciousness is reinforced by the number of mature trees. The generous spacing between the properties highlights their own individual characters framed by the trees and the wide expanse of sky above.
- 25 The existing building is acknowledged by the Conservation Area Appraisal to make an important contribution to the character of the area. The building is also locally listed by Sevenoaks District Council and the Local List Supplementary Planning Document details that the property was selected for local listing as it is a building which contributes significantly to the townscape.
- 26 The proposals entail the removal of two existing detached garages on the site, one to the southern side and a double garage to the north, close to the junction with St Bolttophs Road. These are later additions to the site that are of no architectural or historic merit. Their removal is welcomed.
- 27 A side extension is proposed to the southern side of the property which will part infill the gap between this property and Belmont (the neighbouring property to the south). However this extension does not infill the gap in its entirety, it is set back 1.1m from the boundary at its closest point and approximately 1.87m from the garage of Belmont. The extension is single storey with a flat roof and set back from the nearest part of the front elevation. While its flat roof is in contrast to the architecture of the main building, due to its low height and positioning, it is not particularly visible from the street and from wider views across the cricket ground.
- 28 The visual separation between Uplands and Belmont would be retained at the first floor level and glimpses of trees behind as a backdrop would remain visible from the street, retaining the spacious appearance of the area.
- 29 To the northern side of the property, two different types of extension are proposed. Firstly, the extension that merges with the main house and secondly, that at the far northern end which is set back from the principle elevation.

- 30 The extensions immediately to the north of the existing house merge with its character through continuing the eaves level and the building line. While this extension elongates the proportions of the main house, and does not appear subordinate to the existing dwelling, as desired by the Residential Extensions SPD, the extension would be of a design and character which matches the existing house and would sit comfortably with its character. This extension should also be considered in the context of other proposed improvements to the front elevation which are discussed further below.
- 31 The most northern element of the extensions comprises a two storey addition, with rooms in the roofspace served by windows in a front gable and side and rear dormers. This extension is set back significantly from the front elevation (approximately 6.1m) and has a ridgeline 4m lower than the ridgeline of the main building. As a result it appears visually subordinate to the main building. The positioning of this extension would be such that the form of the main dwelling would remain prominent in views from the east and from the cricket ground and the appearance of a spacious plot would remain in this instance.
- 32 While on plan form the resultant extensions occupy a significant proportion of the width of the site, by reason of their positioning, height and design, they would preserve the character and appearance of the street scene, and those aspects of the conservation area which contribute positively to its character as set out in the Conservation Area Appraisal.
- 33 On the front elevation it is proposed to remove the additions and alterations which conflict with the building's original character, including the external staircases to the first floor level and the first floor tile hung addition. The proposals would simplify the front elevation and the entrance while retaining a cast stone entrance porch, which is sympathetic to the original character. The proposals would maintain and improve those elements of the building and the front elevation which contribute positively to its character.
- 34 High quality materials and finishes can be secured by condition to ensure the development enhances the development on the site.
- 35 At the rear of the building, extensions and alterations substantially amend the appearance of the rear elevation of the building. The proposals would create a uniformity at roof level through providing four evenly sized and spaced gable features. A roof terrace is proposed at the first floor level across approximately two thirds of the rear elevation, served by a balustrade created by lead planters. While high level terraces are not characteristic in properties of this period, the terraces are positioned within a recess in the rear elevation, reducing their prominence on the rear elevation. The proposed balustrade would be non-reflective and comprise traditional materials.
- 36 At the ground floor level (raised slightly in views from the rear gardens due to the gradient of the land), the proposed fenestration is contemporary and includes extensive areas of glazing. While extensive glazing of this nature is uncharacteristic in buildings of this period, by reason of its use in modern extensions, the low level location and the limited visibility into the site, it would not appear unduly prominent or detract from the character or

appearance of the conservation area or views enjoyed across it. A traditional fenestration is proposed to the rear elevation above the ground floor level.

- 37 Despite the position of the site at the junction of The Vine and St Botolph's Road, the rear elevation of the building experiences very limited visibility from the surrounding street scenes. The northern site boundary is densely vegetated and even in winter months, provides substantial screening of the rear of the property and its garden.
- 38 For these reasons the proposed driveway and parking area adjacent to the northern site boundary, would not appear prominent in views from the surrounding conservation area. While much of the planting on the northern boundary would be retained, a landscaping condition could be imposed to secure additional low level planting to ensure that a verdant northern boundary is retained below the canopy of the mature trees.
- 39 A condition is recommended to relocate the proposed cycle store away from the mature trees on the northern boundary (discussed further below). The proposed location of the bin store is discreet and would be concealed by soft landscaping. The design and bulk of the cycle and bin stores are considered appropriate and these structures would not attempt to merge with the character of the main building. These elements are acceptable.
- 40 The context of the site and developments in the vicinity also form a material consideration in the assessment of these proposals. Sites to the south of the application site, also located within The Vine Conservation Area, have experienced developments which have impacted upon the character and appearance of the area.
- 41 Redevelopment schemes have been implemented on the sites of Ragstones (approximately 30m to the south); Pavilion Gardens and Sackville Place to provide flatted developments. These sites similarly lie within the Conservation Area and are subject to visibility across the open spaces of the cricket ground and pleasure grounds. The circumstances of their planning permissions vary from the scheme now proposed, however they do form part of the established context of the site and the character of the area and provide a frontage of new developments on the western side of the cricket ground. The current application does not seek redevelopment for a contemporary scheme, but extensions and alterations to the existing dwelling to accommodate flats within a traditional detailed built form. The application site is separated from these contemporary developments by Belmont, which remains as a single detached house. It is therefore appropriate that the development respects the context provided by this neighbouring historic building.
- 42 The setting of the listed War Memorial, as viewed from the cricket ground comprises the backdrop of the mature trees on the northern site boundary. These would be retained by the proposals and the setting of the War Memorial would be preserved.

- 43 Overall the proposals are considered to preserve the character and appearance of the conservation area and the locally listed building, and the development is compliant with the relevant development plan policies.
- 44 Cumulatively the proposed extensions to the existing building will result in removal of much of the external envelope of the building. A condition is recommended to secure details of the proposed extent of demolition and a method statement to ensure that other parts of the building are carefully protected.

Impact on trees

- 45 The trees located around the site contribute positively to the character and appearance of the street scene and the conservation area. The application is accompanied by a survey of the existing trees on the site and an arboricultural method statement which has been reviewed by the Council's Arboricultural Officer.
- 46 It is proposed to remove three low level trees from the western (rear) site boundary (a Monterey Cypress, Yew and Leyland Cypress); a Yew tree and group containing a Laurel, Hazel and Holly from the southern boundary, and; two low level False Acacia and Holly trees from the northern boundary.
- 47 It is proposed that all other trees be retained and protected throughout the construction process. The Council's Arboricultural Officer has visited the site and raises no objection to the proposals subject to the imposition of a condition requiring further details of proposals for pruning the remaining trees. Details of tree protection measures have been provided and a condition is recommended to ensure these measures are implemented.
- 48 The Arboricultural Officer is satisfied that the proposed driveway and parking areas could be constructed without harm to the roots of the trees on the northern boundary, subject to appropriate construction techniques. Full details can be secured by condition.

Impact on the amenities of neighbouring properties

- 49 The development site directly adjoins Belmont to the south, and 56 St Botolphs Road to the west.

Belmont, The Vine

- 50 Belmont is set back from the boundary with the application site and has a garage with pitched roof next to the boundary which provides some separation between the properties. Due to the height of the proposed southern side extension and its set back from the boundary, this extension would not cause harm to the living conditions of Belmont.
- 51 The application proposes more windows and openings at ground floor level in the southern elevation facing towards Belmont. At the ground floor level the new windows would have restricted views due to the proximity of the boundary and the presence of the neighbouring garage. At first floor level the proposed new windows would serve habitable rooms, but as secondary sources of light and outlook. It is therefore considered reasonable that these

windows are obscure glazed and fixed shut below a level of 1.7m from the internal floor level. This would ensure the windows would not cause a harmful increase in overlooking of Belmont and its private outdoor amenity spaces.

- 52 The proposed terrace to the rear elevation would project closer to Belmont than the side elevation and could cause a loss of privacy to the private outdoor amenity spaces of Belmont. The proposed balustrade would be unlikely to prevent overlooking to the south. Therefore a condition is recommended to secure details of a new privacy screen to the southern side of the terrace to direct views away from Belmont.
- 53 Due to the distance of the proposed rear extensions from the main building of Belmont, and in light of the existing garage on the application site and the garage of Belmont against the boundary, the proposed extensions would not cause a significant loss of daylight to Belmont. As the application site is to the north of Belmont, the proposals would not cause a harmful loss of sunlight.
- 54 Overall, with the use of appropriate conditions, the proposals would preserve the living conditions of Belmont to the south.

56 St Botolphs Road

- 55 With regard to 56 St Botolphs Road to the west, the proposed extensions would bring the rear building line closer to the side elevation of this property. At ground floor level the rear building line would be approximately 5.9m closer. At the first floor level the main rear building would not be closer than as existing, but the proposed extension to the northern side of the property would project approximately 5m closer to the side elevation of no.56. Despite this, there would still remain an intervening distance of approximately 23 m between the proposed rear elevation at its closet point and the side elevation of 56 St. Botolphs. This would be sufficient distance to protect the privacy of those adjacent occupiers.
- 56 The proposed plans show hedging installed within planters around the rear first floor level terrace. It is acknowledged that the success of this planting and its density could not reasonably be secured by planning condition. However, in light of the distance from the proposed terraces to the neighbouring property, it is not considered that the use of the terrace would result in a harmful loss of privacy to No.56 St Botolphs Road.
- 57 By reason of the distance of the proposals from the side wall of 56 St Botolphs Road, the proposed extensions would not result in harm from loss of sunlight or daylight, or a harmful increase in overshadowing of this property.
- 58 Concern has been raised for potential noise and disturbance arising from the use of the proposed car park. As discussed further below, the proposed parking provision is excessive and a condition is recommended to reduce it substantially. This would reduce the potential for disturbance to 56 arising from the use of the parking area. Despite this, the likely frequency of use of this area, and the existing context of the site including the junction of St

Botolphs Road and The Vine, would not be result in a significant worsening of noise disturbance.

- 59 Overall, the proposals would not cause significant harm to the living conditions of this property, compliant with policy EN2.

Amenities of future occupiers

- 60 All the proposed new flats would be at least dual aspect with outlook to the front and rear of the building. As such they would experience good levels of natural lighting and outlook. Each flat would be generously sized and have access to private amenity space either in the form of a terrace or garden area or both.
- 61 Cycle and refuse areas are proposed for use by the units and this is acceptable.

Highways and Parking

- 62 The proposals entail provision of five residential flats and eleven parking spaces including one visitor space. Three of these spaces would be located to the front of the building and eight located to the north western side of the site, accessed via a driveway around the northern side of the property.
- 63 Appendix 2 of the ADMP states that in a town centre location flats with 1 or 2 bedrooms should have a maximum of 1 parking space per unit. While no standard is given for a 3 bedroom flat, the standard for a 3 bedroom house is also a maximum of 1 space per unit. Town centre, and edge of town centre locations, are generally considered more sustainable locations due to their proximity to public transport networks.
- 64 In this case the development proposes an overprovision of parking, with two spaces proposed per unit, plus one additional visitor space. An over provision is likely to result in over reliance on cars as a means of transport. While the provision of one extra space for visitor parking may be pragmatic, there is not considered to be unique circumstances in this case that would allow such an over provision of parking.
- 65 It is therefore recommended that a condition is used to secure a revised size and layout of the car park to the northern side of the site. As three spaces can be accommodated at the front of the site, the car park needs only to provide a further two spaces to comply with the adopted standards, plus one visitor space. This will ensure compliance with policies T2 and EN2 of the ADMP and also give further opportunity for soft landscaping in the rear garden while also reducing potential for any disturbance to the neighbouring property discussed above.
- 66 The proposed cycle storage facilities are considered acceptable. As discussed above, the Arboricultural Officer has requested that the cycle storage structure be relocated away from the trees on the northern boundary. This could also be secured by condition.
- 67 Vehicular access would be achieved through the existing opening on The Vine. It is proposed to widen the access by approximately 1m to help

vehicles turn into the site. The access is considered appropriate and acceptable.

Surface water run off

- 68 Public consultation responses have raised concerns for the impact of the development on surface water run off, particular in light of existing problems arising from recent developments in the vicinity of the site. In this case, while the development would increase the extent of built form on the site, the development provides the opportunity for means of drainage to be incorporated into the proposed hard surfaces, including the car parking area, driveway and proposed terrace areas. A condition is recommended to secure details of these drainage systems to help ensure that surface water drainage is not adversely increased as a result of the development.

Pollution

- 69 While the proposals would introduce vehicle movements to the back of the site, it is not considered that the level of movements arising from the use of this area would cause a significant increase in air pollution to warrant the refusal of the planning application.

Conclusion

- 70 Overall the scale, positioning and design of the proposed extensions respects the existing building and its context. The proposals would adequately preserve the character and appearance of the Conservation Area and the long views across it, and also the setting of the Grade II listed War Memorial.
- 71 Subject to compliance with conditions, the proposals would preserve the living conditions of the neighbouring properties and provide adequate parking arrangements. The proposal is considered to be compliant with the relevant policies of the development plan.

Background Papers

Site and Block Plan.

Contact Officer(s): Claire Shearing Extension: 7367

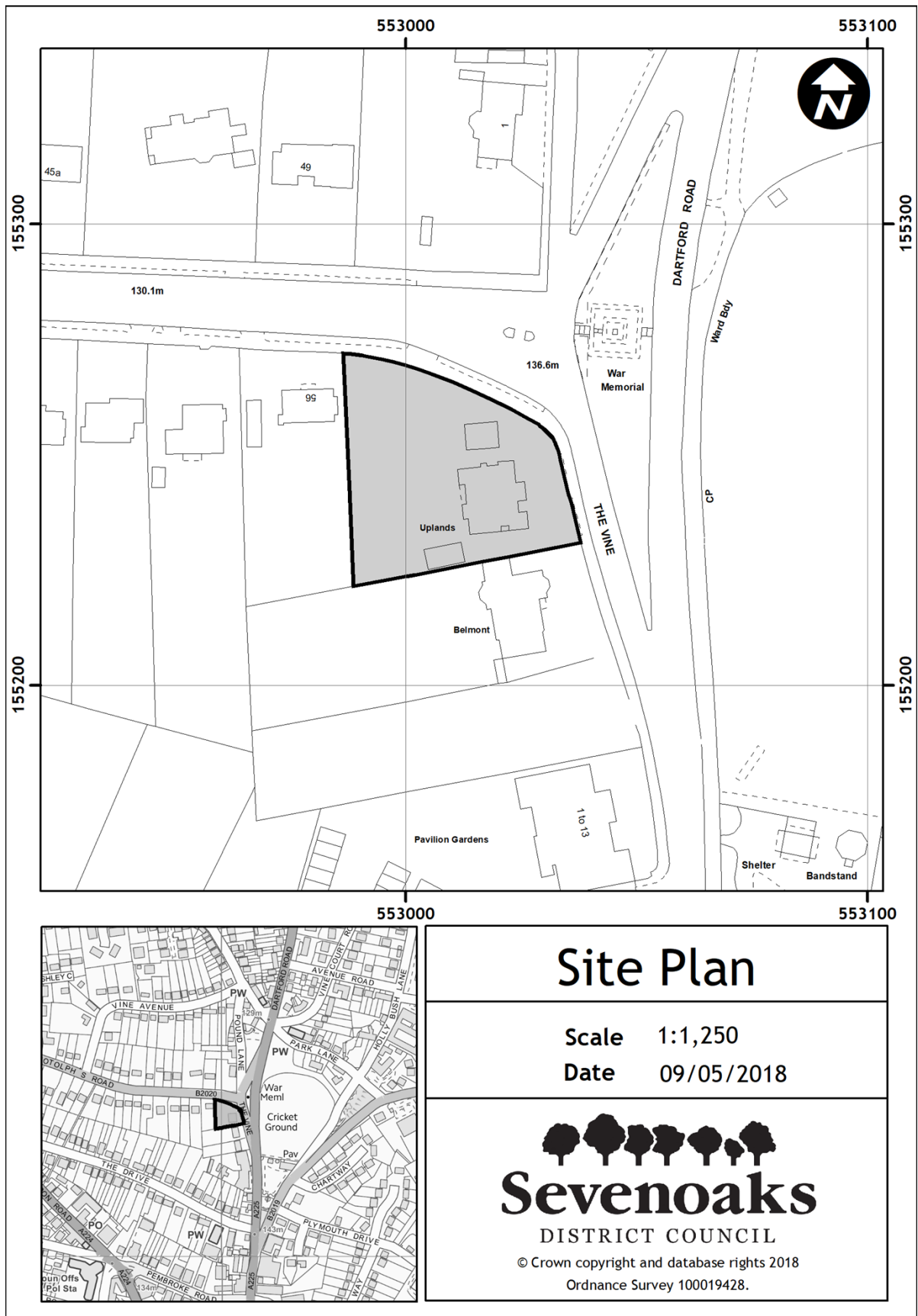
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=P3SI02BKME600>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=P3SI02BKME600>



Block Plan

