



**Late Observations Sheet  
DEVELOPMENT MANAGEMENT COMMITTEE  
07 March 2024 at 7.00 pm**

**Late Observations**



## DEVELOPMENT CONTROL COMMITTEE

Thursday 07 March 2024

### LATE OBSERVATION SHEET

#### 4.1 23/01927/FUL – Gay Dawn Farm, Pennis Lane, Fawkham Kent DA3 8LY

Minor Amendments to report:

Paragraph 1 should read:

*“... east of two Listed Buildings (Pennis Farm, and Pennis House) and the listed gate piers and railings along the boundary”.*

Paragraph 2 should read:

*“It is proposed to create nine residential dwellings through conversion of the existing buildings. Barn A to the north of the site is proposed to be part demolished to create two pairs of semi-detached units and Barn B to the eastern side is proposed to be part demolished to create space for a garden area. As for Barn C the footprint of this building is proposed to be fully utilised with Barn D to the south being removed the create space for the garden area of the dwellings within Barn C”.*

Expansion of Paragraph 94 relating to housing mix:

Nine residential units, comprising 8 four-bedroom units and 1 three-bedroom unit are proposed. The Targeted Review of Local Housing Need (2022) identifies that within this area the greatest demand is for three-bedroom units followed by four-bedroom units. The proposed mix is considered to generally meet the identified demand. Though a greater number of three-bedroom units maybe be preferable it is noted that due to the scale of the buildings to be converted, a greater number of three-bedroom units would/could increase the overall number dwellings being proposed. Notwithstanding this, Members are required to consider the application as submitted, and I am satisfied that the housing mix is acceptable in these circumstances and does not justify a refusal.

Paragraph 98:

Omit wording “and Fawkham”.

#### **Amend Recommendation**

Amendment to reason for condition 7 to read as follows:

To ensure the proposed development does not result in a loss of, or harm to, ecology and wildlife in the area in accordance with policy SP11 of the Sevenoaks Core

Strategy, and to ensure the proposed development preserve the character of the countryside in accordance with policy EN6 of the Sevenoaks Allocations and Development Management Plan.

#### **4.2 – 23/03139/FUL – Oast House Nursery, Ash Road, Ash, Kent TN15 7HJ**

We have received 2 letters of objection raising the following issues:

- Impact on the Green Belt
- Loss of privacy and loss of outlook for the neighbouring property High Leigh
- The development would be out of keeping with the character of the area
- Noise and disturbance from proposed dwellings and vehicular movements
- No room for a path to be built on the side of the road
- Impact on property value

The impact on the Green Belt is assessed at paragraphs 201-231 of the committee report. To summarise, due to the site's limited contribution to the wider Green Belt parcel, its self-containment and the surrounding built form, it is considered that the development would not cause substantial harm to the openness of the Green Belt and would therefore be appropriate in the Green Belt in line with paragraph 154(g) of the NPPF.

Within paragraphs 272-278 of the committee report, consideration has been given to the impact of the development on the amenities of the neighbouring property High Leigh, which is situated immediately to the south of the application site. In summary, the side elevations of Plots 4, 7, 8 which would be located closest to the shared boundary with High Leigh would not contain any windows. There may be views from the rear elevations of Plots 5-7 and the front elevations of Plots 8-10, however views from ground floor windows would be obscured by the existing boundary treatments. Views from the first floor windows would also be at an oblique angle and at a distance of approximately 21 metres to the main windows of High Leigh at the closest point. It is therefore considered that the development would not result in a harmful loss of privacy.

In terms of outlook, it is considered that views from the main windows of High Leigh would be an oblique angle rather than directly towards the development. An open outlook would be maintained for the neighbouring property across its own rear garden. As set out within the committee report, it is also important to note that the planning process cannot protect a view from a private property.

The impact on the character of the area is addressed at paragraphs 251-265 of the committee report.

The noise levels generated by the proposed development are unlikely to significantly exceed the prevailing background noise levels of the area which consists of surrounding residential properties and commercial development, including a trading estate. Furthermore, as set out in paragraph 280 of the committee report, legislation

exists outside the planning system to help enforce against issues relating to unacceptable noise and disturbance, should this arise.

The potential impact of the development on property values is not a planning matter and therefore cannot be given weight in the determination of the application.

The proposed access improvements have been reviewed by KCC Highways and are considered acceptable. The full assessment is contained within paragraphs 288-305 of the committee report.

### **Recommendation Remains Unchanged**

#### **4.3 - 23/03622/MMA - Abbotswood Bungalows, London Road, West Kingsdown, Kent TN15 6AR**

None

#### **4.4 - 23/02958/HOUSE- 2 Turnpike Drive, Pratts Bottom, Orpington, Kent BR6 7SJ**

None

#### **4.5 - 23/03609/CONVAR - Ground & First Floor Flats, School House, 73 Solefields Road, Sevenoaks, Kent TN13 1PH**

None

