



**Late Observations Sheet  
DEVELOPMENT MANAGEMENT COMMITTEE  
20 June 2024 at 7.00 pm**

**Late Observations**

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**DEVELOPMENT MANAGEMENT COMMITTEE**

Thursday 20 June 2024

**LATE OBSERVATION SHEET**

**4.1 – 24/00525/FUL – Dunollie, Church Road, Halstead, Kent, TN14 7HG**

**Following completion of the report to Development Management Committee, two additional comments have been received from the neighbour at Avebury on 7<sup>th</sup> & 19<sup>th</sup> June, summarised below:**

General comments -

- Notes that current owner of Dunollie were advised that they would not get planning permission to extend their property towards Avebury. They were able to extend to the other side not affecting our property and to the rear (single storey).
- Extensions would have less impact than proposed dwelling.
- Dunollie was built with small windows due to issues of privacy towards Avebury.

The resident objects to -

- Loss of light - my property has 8 windows overlooking the site, the building will affect the light making the property significantly darker. Currently the hedges when they are allowed to grow cut out light from the kitchen making it dark particularly in the winter months.
- Overshadowing - The proposed development appears to be considerably bigger and will overshadow ours.
- Loss of privacy - the proposed building will seriously encroach on our privacy - in particular our bedrooms and bathroom
- Damage to our property as a result of the new building - I believe our property would be at risk of damage to the structure as a result of any excavations.
- Site line - the site line is not in keeping with the other properties on Church Road.
- Other concerns including overdevelopment, noise and inappropriate development on Green Belt land.

Officer comment -

Matters regarding light to Avebury are addressed in paragraphs 53 to 60 of the committee report, where it is concluded that there would be no unacceptable loss of light. Privacy impacts are dealt with at paragraph 62, which notes that all upper floor windows would serve bathrooms – a condition is contained within the recommendation requiring that these windows be obscure glazed (Condition 9).

The scale of the proposed dwelling in comparison with its neighbours is addressed in paragraphs 43-44 of the report, where it is noted that they are comparable. The house would benefit from a 28 metre garden to the rear, and is well set back from the road. Appropriate space is left between the new dwelling and its neighbours, as set out in the report (paragraph 60), typical of separation distances in the vicinity.

## Supplementary Information

The relationship of building lines is considered in paragraph 48. The proposed dwelling is considered to respond well in terms of scale and positioning and is not expected to cause unacceptable overshadowing, reflecting a typical relationship of dwellings on a street.

Risk of damage and disturbance during construction works could be managed through the construction management plan condition (Condition 3).

Noise disturbance is not expected to arise from the occupation of one dwelling, while noise during construction would be managed to suitable levels through the construction management plan.

Green Belt matters are addressed in detail in the report (paras.30-39).

With regards to the planning history of Dunollie, the current application should be considered on its merits in relation to the policies identified within the committee report, including those for limited infilling within villages. The history of Dunollie does not preclude a positive assessment of the current application proposal.

### 4.2 - 24/00781/CONVAR - 3 Abbotswood Bungalows, London Road, West Kingsdown, Sevenoaks, Kent TN15 6AR

#### **RECOMMENDATION:**

**Following concerns raised by third parties' officers made a further site visit to the neighbouring property this morning. As a consequence, it is recommended that this Item be DEFERRED to allow the drawings to be clarified.**