



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
13 December 2012 at 7.00 pm

Late Observations

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LATE OBSERVATION SHEET

Item 4.1 SE/12/02560/FUL Land Adj to Lane End, Sparepenny Lane, Eynsford

Proposed erection of a two bedroom detached, single storey dwelling with ancillary garage and access drive at Land Adj To Lane End, Sparepenny Lane, Eynsford

Consultations received

A letter has been received from the applicant, received on the 3rd December. The main points include the following:-

He is responding to the letters of objection received.

In response to a neighbour's letter A he advises the following:-

- That the objector did not originally like the idea of two dwellings, so the plans were re-drawn up for one unit on the site.
- The site has been cleared
- It was not necessary to make reference to the track down to the riverside.
- No windows were imposed along the side of the bungalow to overcome privacy

Comments regarding another neighbour letter, neighbour B:-

- That the comment that if the site was not in the Green Belt the neighbour would not object.
- That when the site was cleared in the past it has not affected the wild life.

Comments regarding a further neighbour letter, neighbour C:-

- That the valuation of the site is fair
- That there is no issue with the access

Letter received on the 10th December, from neighbour A the main points include the following:-

- He advises that at no point did the gentleman say that he would support the application. The applicant's reaction to the conversation was to advise that he had been approached by travellers.
- Questions the applicant's claim that the property would be affordable and whether there are alternative sites.
- Questions the whether the access would be acceptable.

Letter received from another neighbour, neighbour C on the 10th December, the main points include the following:-

Supplementary Information

- Confirmation that the neighbour has always objected to any development on the site.
- The letter also highlights that the he considers that the change in the planning rules would not in his view help the case.

The officer's recommendation remains unchanged.

Additional reason for refusal

Policy SP3 of the Core Strategy additionally indicates that the Council will expect the provision of affordable housing in all types of residential development. In the case of development that result in the net increase of less than five units 'a financial contribution based on the equivalent of 10% affordable housing will be required towards improving affordable provision off-site'. The Council's Affordable Housing SPD gives some guidance on the calculation and delivery of the necessary contribution. Whilst this document remains in draft form following a recent period of consultation, Policy SP3 itself is adopted for the purposes of decision making and, on several occasions, the Council has been found on appeal to correctly be giving weight to its contents.

A draft legal agreement was received with the application. In this respect although a draft agreement has been received with the required amount put forward this was not submitted in time for adequate checks to be made, and thus the Council have not been able to properly determine whether the agreement is satisfactory. If any appeal was lodged against a refusal this issue could be addressed at an early stage.

With this issue unresolved, a third ground of refusal is considered to be necessary, a suggested additional reason for refusal is as follows:-

The proposed development makes no provision for a contribution towards the Councils Affordable Housing initiative and nor has it been demonstrated that such a contribution would render the scheme unviable. This scheme is therefore contrary to the provisions of policy SP3 of the Sevenoaks Core Strategy and policy H3 of the South East Plan.