



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
12 June 2014 at 7.00 pm

Late Observations

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LATE OBSERVATION SHEET

Item 4.1 SE/14/00188/FUL Land West of Mount Harry Road, Sevenoaks TN13 3JJ

Following further visits to the site and discussions, both the Tree Officer and Planning Officer are satisfied that the position of the proposed site boundary of the new dwelling would not interfere with any of the large branches of the mature Horse Chestnut tree to the rear of the site.

There would be some overhang of the tree into the proposed garden area of the new dwelling. However, this would only comprise smaller secondary growth that could easily be pruned back in future if necessary. All of the larger stems would therefore be contained within the garden of the existing dwelling.

As a result, the Tree Officer continues to raise no objections to the scheme.

In addition to this, an informative can be added to any approval of planning permission reminding the applicant of the fact that the Horse Chestnut tree is covered by a tree preservation order.

Aside from the addition of the above informative, the overall conclusions and recommendation for approval held within the main papers remain unchanged.

Item 4.2 – SE/14/0622/HOUSE Kursella, Sevenoaks Road, Otford, Sevenoaks TN14 5PA

Please note the following corrections to the main report:

Paragraphs 39 and 41:

The flank wall of the extension is approximately 2.6 metres from the flank wall and first floor window in the side elevation of Rhylock - not 3 metres as cited.

A representation was received on 10 April 2014 from the occupiers of Rhylock objecting to the proposal on the following grounds:

- Loss of daylight to habitable rooms namely the lounge and first floor bedroom;
- Size of the extension;
- Loss of views; and
- For the reasons set out in the Parish Council's objections.

At the Committee site inspection it was asked whether a condition could be imposed to require the first floor window in the side elevation of the proposed extension facing Rhylock to be obscure glazed.

Agenda Item

Chief Planning Officers Comments

The issues raised by the occupier of the neighbouring property and the Parish Council are appraised in the main body of the report.

It is recommended that an additional condition be imposed to require the aforementioned window to be obscurely glazed. The condition shall read as follows:

At the time of development, the first floor window in the south elevation shall be fitted with obscured glass of a type that is impenetrable to sight and shall be non opening up to a minimum of 1.7 metres above the internal finished floor level and shall be so retained at all times.

Reason: To safeguard the privacy of neighbouring residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

Recommendation

That permission be granted with the additional condition above.

Item 5.1 – TPO 04 of 2014 Mapleton House, Mapleton Road, Four Elms TN8 6PL

We have received an email from an objector stating that one of the signatories of the petition in support of the TPO is not a local resident and works over a mile away at Chartwell House and that this may be the case with other signatories.

Recommendation – that TPO 4 of 2014 is not confirmed, as per the main papers.