



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
10 August 2017 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 10 August 2017

LATE OBSERVATION SHEET

4.1 SE/17/00449/FUL Land Behind Sorrento, Station Road, Eynsford DA4 OEJ

Kent Fire and Rescue Service submission

1. A late submission has been received from Kent Fire and Rescue Service. They have stated that following an examination of the plans the provision of an access roadway of 3.7m in width (allowing pinch points of 3.1m, i.e. for gates) which allows an appliance to within 45m of all points within the dwelling must be provided. Alternatively the installation of a domestic sprinkler system in the dwelling will increase the distance of Fire Service access to 90m of all points within the dwelling. In addition, turning facilities should be provided in any dead end access route that is more than 20m long. This can be by a hammerhead or turning circle.
2. No part of the proposed dwelling would be in excess of 90m from the kerbside and in accordance with paragraph 90 of the officer's report and recommended condition 10, the development would be acceptable in this regard.

Residential amenity for future occupiers

3. The officer's report omitted to include an assessment of the proposed standard of accommodation for future occupiers. Paragraph 17 of the NPPF identifies a set of core land use planning principles that should underpin decision making. One of these principles is that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
4. The proposed dwelling would offer high quality dual aspect accommodation for future occupiers with all habitable rooms benefitting from good levels of daylight, outlook and privacy. The Council does not have minimum standards in relation to the size of external amenity areas, however the proposed dwelling would benefit from areas of private hard and soft landscaped amenity space adequate to serve the needs of future occupiers in accordance with policy EN2 of the ADMP.

Amended conditions

5. It is recommended that condition 4 is amended to require full details of boundary treatments and means of enclosure and condition 13 is amended to require the proposed roof lights to be obscure glazed and fixed shut to prevent overlooking of neighbouring dwellings. In recognition of the location of the site within the Area of Outstanding Natural Beauty it is recommended that a

Agenda Item

condition requiring full details of external lighting be required (condition 14) as below:

Condition 4

No development shall be carried out on the land until full details of both hard and soft landscape works have been submitted to and approved in writing by the local planning authority. Those details shall include:

- planting plans (identifying existing planting and trees, plants and trees to be retained and new planting and trees),
- written specifications (including cultivation and other operations associated with tree, plant and grass establishment),
- schedules of new plants and trees (noting species, size of stock at time of planting and proposed number/densities where appropriate),
- all boundary treatments and means of enclosure, including fencing, gates, and surfacing materials, and
- a programme of implementation,

If any part of the approved landscaping scheme is removed, dies, becomes severely damaged or diseased within five 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.

The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

Condition 13

The proposed four roof-lights along the East elevation shall be obscure glazed and fixed shut at all times.

Condition 14

No development shall commence until details of any external lighting scheme has been submitted to and approved in writing by the local planning authority. Such details shall include location, height, type and direction of light sources, means of controlling light spillage and intensity of illumination.

Despite any Development Order, external lighting shall only be provided in accordance with the approved details.

Reason: In order to protect and conserve neighbouring amenity and the visual appearance of the area as supported by policy SP11 of the Core Strategy, policies EN1, EN2 and EN5 of the Sevenoaks Allocations and Development

Management Plan and the NPPF. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

4.2 SE/17/01699/CONVAR Land North East of Magistrate Court, Morewood Close, Sevenoaks

Further information

The Environment Agency have provided the following comments on the application -

“Due to the nature of this condition we have no comments to make.

However please make the applicant aware that they should consider pollution prevention measures due the sensitivity of the underlying aquifer underneath.”

Proposed informative

The following informative should be added to any grant of planning permission -

The applicant should consider pollution prevention measures due the sensitivity of the underlying aquifer underneath.

Conclusion

Aside from the additional informative above, the overall conclusions and recommendation for approval held within the main papers remains unchanged.

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