



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
25 January 2018 at 7.00 pm**

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DEVELOPMENT CONTROL COMMITTEE

Thursday 25 January 2018

LATE OBSERVATION SHEET

4.1 17/03661/FUL Ragstones, 1 The Vine, Sevenoaks TN13 3SY

Further information

The following additional comments have been received from Sevenoaks Town Council:

“Sevenoaks Town Council recommended approval.”

We have also received two letters of objection relating to the following issues:

- Loss of privacy;
- Impact on the conservation area;
- The height of the terrace above the approved roof line; and
- Impact on the character and appearance of the area.

In response to the above, the Town Council’s comments reflect those previously provided. It is also the case that the issues raised by the two letters of representation received have already been dealt with in detail within the main papers.

Amended paragraphs within the officer’s report

Paragraphs 19 - 22 of the officer’s report should read as follows -

19 These plans demonstrate that the proposed introduction of the side facing terrace, at the upper roof level of the new building, would not allow overlooking of a significant amount of the private amenity space (the first 5m of rear garden from the rear of a dwelling) of Belmont and so would not result in a loss of privacy to the occupiers of that dwelling.

20 The reason for this is the position of the terrace within the roof of the approved building and the position of the lower level northern projection of the building.

21 The relationship between the terrace, the northern projection to the building and Belmont is such that the northern projection would obscure views of the southern flank wall of Belmont and the vast majority of the rear amenity area of Belmont.

22 The applicant has demonstrated that where views would be available of the rear amenity area, these would be of the extreme northern side of the amenity area, which would be in excess of 35m away from the proposed terrace. At this distance, the amenities of the occupiers of Belmont would be safeguarded in terms of preventing harmful overlooking and therefore a loss of privacy.

Supplementary Information

Conclusion

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

4.2 17/03227/HOUSE 9 Wyndham Avenue, Leigh TN1 8RB

No late observations.

4.3 17/03306/HOUSE 12 Orchard Road, Otford TN14 5LG

Officer comments

A corrected block plan and proposed side elevation have been submitted. As the original block plan indicated a dormer and rooflights which have never been part of this application and therefore have simply been removed from the application drawings.

The Sevenoaks Residential Extensions Supplementary Planning Document is not development plan policy, but a material consideration as local guidance to assist the local planning authority in assessing planning applications for residential extensions.

The guidance states "*as a guide, a minimum of 1 metre between the side wall of a two storey side and the boundary for the full height of the extension is normally desirable*". The summary of this section also states "*there should normally be a minimum gap of 1m*". The aim is to avoid a terracing effect.

The proposed two storey extension will maintain a gap of 0.914m, rather than the normally desirable gap of 1m that the Residential Extensions SPD seeks to achieve. This equates to 8.6cm (approximately 3.5 inches) less than the recommended gap.

The proposed extension will still maintain a suitable gap to the boundary and will avoid any terracing effect upon the streetscene.

For clarification, a similar development for a two storey side extension was granted on the opposite side of the road at 7 Orchard Road under application 10/00078/FUL. The gap there is 0.84 metres.

Recommendation

My Recommendation remains unchanged.