



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
13 December 2018 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE**Thursday 13 December 2018****LATE OBSERVATION SHEET****4.1 18/00690/FUL Swan Inn, Swan Lane, Edenbridge TN8 6BA**

In response to the representation made relation to there being an over provision of housing within the local area, regard must be had to the need for housing within the District and local area.

The Local Housing Needs Study May 2017 asked for residents' aspirations with regard open market housing. Results cited that most aspired to own 3 and 4 bedroom homes (paragraph 5.13). The Study then looked at current stock relative to market aspirations (table 5.6). In the South Placemaking area (of which Edenbridge forms a part), the Study found sufficient stock of 2 bed dwellings relative to aspiration.

When considering housing need and those unable to afford suitable housing on the open market (i.e. the need for affordable housing), the Study identified an annual need for 65 x 1/2 bedroom homes in the South Placemaking area.

The Local Housing Needs Study must be considered within the context of the Strategic Housing Market Assessment 2015 and the Government's standardised methodology for assessing housing need which has informed the draft Local Plan. Paragraph 1.6 of the draft Local Plan, the Council has an unconstrained annual need for 698 new homes. The starting point for meeting this housing need is that development should be focused on the 7% of land which does not fall within the Green Belt, including Edenbridge Town. This is identical in approach to the adopted Core Strategy, adopted in 2011.

Paragraph 1.7 of the draft Local Plan states, "we have focused on 'maximising the supply' in existing settlements including through increased density and urban regeneration". This approach is supported by paragraph 123 of the NPPF that seeks to optimise/increase housing densities. Policy H1 of the draft Local Plan states -

"New housing development... will be expected to contribute to a variety of house sizes in line with the below requirements (25% - 30% should be 2 bed homes for market housing)....to increase the proportion of smaller units across the District..."

Taking the above into account, the provision of 9 x 2 bed flats in Edenbridge, as proposed, and this windfall site would assist in meeting identified housing needs and be in accordance with the current adopted local/national planning policies and with the aspirations of the future Local Plan policies.

Recommendation

That permission is granted, as per the main papers and late observations.

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4.2 18/02753/FUL 18 St Botolphs Road, Sevenoaks TN13 3AQ

1 representation letter dated 30 November 2018 from KCC Ecology stating the comments received on the 10 November 2018 are valid and that there is nothing further to add.

Recommendation

That planning permission is approved, as per papers and late observations.

4.3 18/02608/HOUSE 71 Newlands Cottages, Stones Cross Road, Crockenhill BR8 8LT

No late observations.

4.4 18/02613/HOUSE Keepers Cottage, Hill Hoath Road, Chiddingstone TN8 7AE

The applicants' planning agent has submitted a letter justifying the development. (This letter has been circulated to all DC Committee members prior to meeting)

The key points of the letter has been summarised for ease of reference, along with the officers comments in italics:

The character and appearance of the proposal would not harm the character and appearance of the dwelling and wider area

There is no dispute that the proposal would not harm the character and appearance of the dwelling / Conservation Area and High Weald AONB.

Impact upon the openness

It is agreed that the extension is subservient, however for the reasons as given in paragraphs 30-35 of the officer's report, the proposal is considered inappropriate development that harms the openness of the Green Belt.

Reference has been made to appeal decision APP/G2245/D/3201563 - Benachie, Chafford Lane, Fordcombe. This decision relates to a single storey side extension to an existing detached bungalow.

The appeal decision is not directly comparable as it relates to a single storey extension and this proposal is a two storey rear extension. A two storey storey extension and particularly the first floor element will have far greater impact upon the openness of the green belt than a single storey extension. Each application is considered on its own context and within its own merits.

Floor area calculations - Is the garage original

For clarification the existing garage is not considered to form part of the 'original' dwelling. From historic mapping in 1936, planning plotting sheets from 1974 - 1987 and aerial photography an outbuilding can be identified on site which is located approximately 9 metres from the dwelling. Paragraph 5.7 of the Development in the Green Belt SPD states that:

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'The original dwelling relates solely to the main dwelling and does not include ancillary outbuildings, whether subsequent or original, more than 5m from the dwelling. Any original outbuilding within 5m of the original dwelling maybe included in the floor-space of the 'original' dwelling'.

As a result of the distance that separated the outbuilding from the dwelling which is more than 5m the outbuilding from 1936 cannot form part of 'original dwellings' calculation.

In 1986 planning application 86/02261/HIST was made for the erection of a two-storey side extension to the south of the dwelling which was granted. The extension which was carried out made the existing outbuilding closer to the dwelling but would not form part of the dwellings 'original' calculation, as the extension is post the 1st of July 1948.

In 2006 an application was made for the replacement of the existing outbuilding with a detached garage. In 2007 a further application, 07/00587/FUL, was made for the "Replacement of out-buildings. Resubmission of planning application SE/06/01887/FUL" and was also granted. The garage as it exists is therefore not the outbuilding that existed on historic mapping in 1936 and is located in a different position, bigger and represents a greater bulk, volume and footprint.

The garage as it exists is now located within 5m of the existing dwelling.

Policy GB1 of the ADMP states that:

'the applicant provides clear evidence that the total floor-space of the proposal, together with any previous extensions alteration and outbuildings would not result in an increase of more than 50% above the floor-space of the 'original' dwelling (measured externally) including outbuildings within 5m of the existing dwelling'.

As the existing outbuilding is within 5m of the existing dwelling it is counted as previous extension to the 'original' dwelling and is included within the Green Belt calculations which exceed 50% of the dwellings 'original' floor-space.

Very special circumstances:

Member's attention is draw to paragraph 50 in the officer's report which conducts a balancing act with regard to the weight attributed to the conservation and enhancement of the Conservation Area/AONB against the harm to the Green Belt. In this consideration the proposed benefit to the Conservation Area does not outweigh the 'substantial' weight given the harm that has been identified to the Green Belt by the National Planning Policy Framework (NPPF). The NPPF places greater weight on the protecting the Green Belt.

It is acknowledged that the proposal benefits from the LDC fall back position; this would be a single storey rear extension with a flat roof. Although the design of the new proposed two storey rear extensions would be better design within the conservation area but would not outweigh the harm to the green belt.

Impact of the front window

The proposed new bay window located to the front elevation has been considered and would not cause harm to the character of the dwelling and would be a minimal addition.

Consideration of issuing a split decision:

Local Planning Authorities are unable to determine applications as 'split decisions'. Only the Planning Inspector or the Secretary of State is able to make such a determinations on planning applications.

Recommendation

Remains unchanged, that planning permission is refused.

4.5 18/03413/HOUSE 24 Dynes Road, Kemsing, Sevenoaks TN15 6RA

The consultation period for the application has ended. Members should note the following consultation responses:

Consultations

Kemsing Parish Council has recommended approval.

Representations

None received

Recommendation

That planning permission is granted, as per papers and late observations.

4.6 18/03506/AGRNOT Land North of Oakenden Farm, Oakenden Lane, Chiddingstone Hoath, Edenbridge TN8 7DE

The agent has responded to the comments from the Parish Council as follows:

Agent's Comments:

1. Firstly the agent draws attention to the Rural Agricultural Consultant, Richard Lloyd-Hughes, who has confirmed in his letter of the 23rd November, 2018 that this proposal meets the requirements of the GPDO in terms of being reasonably necessary for the purposes of Agriculture on the unit and being suitably designed and located for those purposes.
2. The revised siting to the west of that proposed is on a steep bank and it is not practical for it to be constructed in this location, as it would involve a steep drive leading to the barn, which would be difficult in inclement weather for agricultural vehicles.
3. A revised siting to the west would be difficult to achieve as there are two overhead power cables and a number of public footpaths on this part of the site.

Officer comment

Considerable thought has been given to the location of this barn and we take the view that the siting as submitted is suitable for the farming operation.

Recommendation

Remains unchanged - Prior Approval Not Required.

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