



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
14 March 2019 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 14 March 2019

LATE OBSERVATION SHEET

**4.1 18/00928/FUL Land South of Trotts Cottage, Trotts Lane, Westerham
TN16 1SD**

No late observations.

4.2 18/03829/FUL 17 Eardley Road, Sevenoaks TN13 1XX

Amended paragraphs within the officer's report

Correction to paragraph 22 of the report:

The application site falls within the Sevenoaks Urban Area. Policy L02 seeks to protect the setting of the urban area and the distinctive character of the local environment. The Coach House is an existing building within a residential area, close to Sevenoaks Town Centre. The proposed use of the building would, therefore, protect the urban setting and the distinctive local character of the area.

Correction to paragraph 25 of the report:

Whilst Sevenoaks has a Premier Inn Hotel, which has helped to meet a need in the District for tourist accommodation, the guest accommodation provided by the applicants (albeit small scale in comparison to the hotel) would add a different type of guest accommodation not seen within the town, and would only further benefit the local economy. For the reasons stated above the principle of the use of The Coach House for B&B accommodation is accepted.

Correction to paragraph 45 of the report:

This proposal is not CIL liable because the main use remains ancillary to the main house.

Additional information submitted by the applicant

The applicant has forwarded an email dated 6.3.19 from SDC Parking Services stating that no applications for a resident parking permit or visitors vouchers since March 2016 to the present day.

The applicant has stated; 'I hope this helps to reinforce our case and clearly demonstrates we have not adversely impacted on-street parking in Eardley Road since we purchased our house in March 2016'.

Additional information

The Building Control Officer confirmed that a letter dated 8th February 2019 was sent to the occupiers of 17 Eardley Road advising them to contact Sevenoaks District Council if planning permission was granted following DCC to regularise the building in line with regulations.

Amended proposed condition

Condition 2 should read as follows:

Within one month of this permission, one car parking space on the existing driveway of 17 Eardley Road shall be made available for the parking of paying guests staying in The Coach House at all times.

Conclusion

Aside from the amended paragraph and condition above, the overall conclusions and recommendation for approval held within the main papers remain unchanged.

4.3 18/03369/FUL Lion Hotel, High Street, Farningham DA4 ODP

ITEM WITHDRAWN - The applicant has withdrawn the application.

4.4 18/03395/FUL North Lodge, Ash Road, Ash TN15 7HR

Amended paragraphs of the Officer's report

Paragraph 31 should read:

As viewed from the street the two new dwellings would be set back from the two Alms Houses at a distance of approximately 8m and set back from North Lodge by 2m. Whilst the wider areas character comprises of the New Ash Green estate the proposal through infilling between North Lodge and the two Alms Houses would not be out of character with the higher densities of development within the adjacent estate.

Paragraph 42 should read:

The proposal would result in two semi-detached three bedroom properties for which two parking spaces are provided per house, which would meet the requirements of Appendix 2 of the ADMP. The proposal would also provide two parking spaces for North Lodge. As set out within KCC Supplementary Planning Guidance SPG 4 Kent Vehicle Parking Standards 2006, 6m between bays is sufficient where parking bays lie opposite each other, which the proposed development would meet.

Conclusion

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

4.5 18/03256/HOUSE 20 Chipstead Park, Sevenoaks TN13 2SN

Further representation

One additional neighbour comment of support has been received from an adjoining neighbour stating the following points:

- No concerns in relation to the 1m boundary guideline
- In favour of the design and layout

- Will enhance Chipstead Park
- Notes that many properties on the road have undergone change recently

Conclusion

The overall conclusions and recommendation for approval held within the main papers remain unchanged.

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