



**Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
25 July 2019 at 7.00 pm**

Late Observations

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DEVELOPMENT CONTROL COMMITTEE

Thursday 25 July 2019

LATE OBSERVATION SHEET

4.1 19/00946/FUL Hurstgrove, Castle Hill, Hartley DA3 7BQ

No late observations.

4.2 19/00853/HOUSE 61 The Moore Road, Sevenoaks TN14 5ED

Further information

The Committee map has been updated to reflect the site location plan provided by the applicant and is attached.

The potential for further extensions to be added to the property under permitted development rights, should consent be granted, has been considered. In view of the fact that the applicant could potentially extend to the side, the rear and into the loft space of the house and extend the outbuilding further without the need for planning permission, which would result in an excessive amount of built form on the site, over and above that envisaged under the proposed application, it is deemed to be prudent to recommend a condition to remove permitted development rights for the house and outbuilding.

Proposed condition

The following condition should be included on any grant of planning permission -

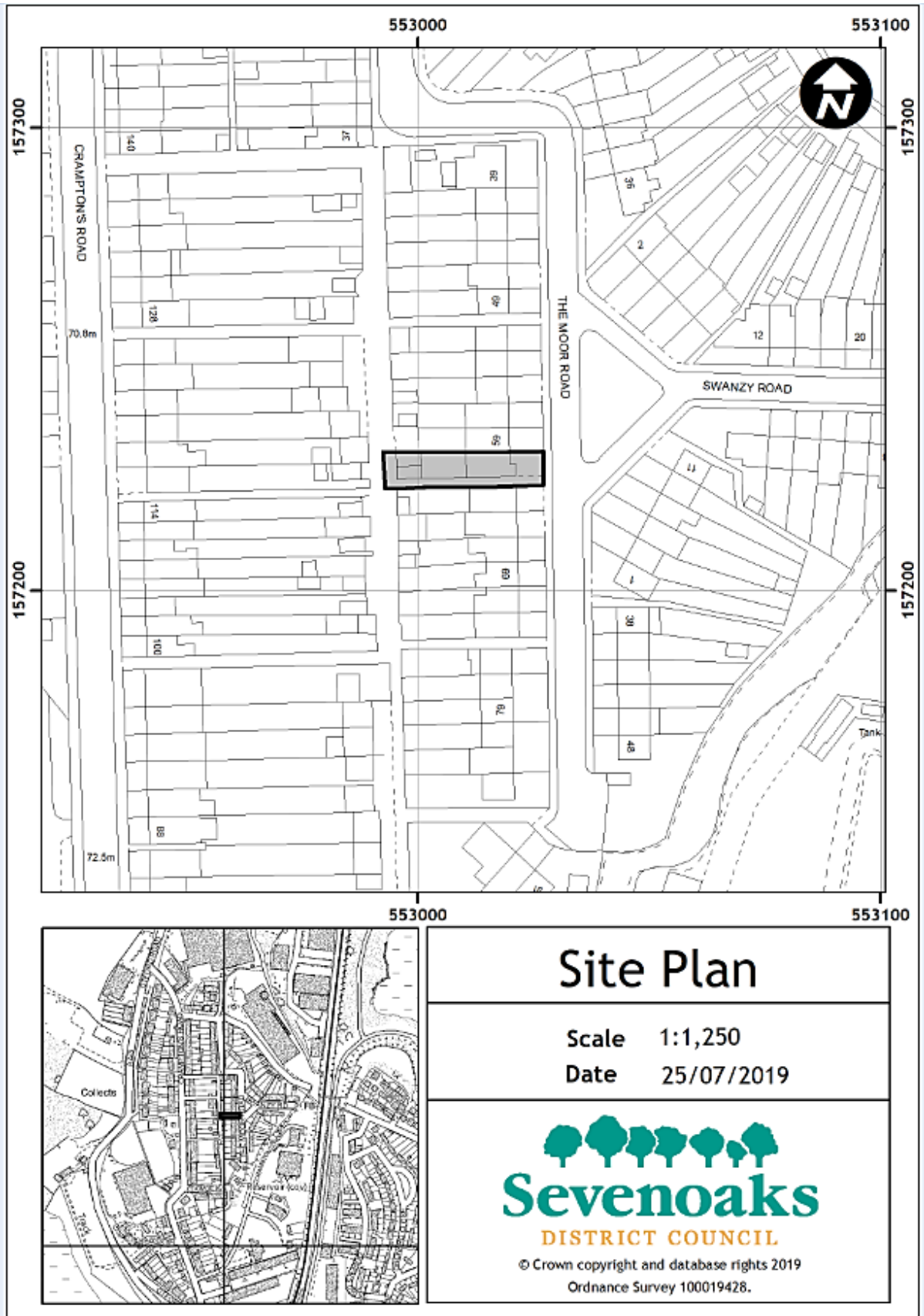
‘Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting that Order) no enlargement, improvement or other alteration permitted by Classes A, B, C, D or E of Part 1 of Schedule 2 of the 2015 Order (as amended), shall be carried out or made to the dwelling or outbuilding without the grant of a further planning permission by the local planning authority.

Reason - To ensure any future development on the site maintains the character and appearance of the area and protects neighbouring amenity in accordance with Policy EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.’

Conclusion

Aside from the attached amended site location plan and additional condition above, the overall conclusions and recommendation for approval held within the main papers remains unchanged.

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