



**Late Observations Sheet  
DEVELOPMENT CONTROL COMMITTEE  
15 August 2019 at 7.00 pm**

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**DEVELOPMENT CONTROL COMMITTEE**

**Thursday 15 August 2019**

**LATE OBSERVATION SHEET**

**4.1 19/01534/HOUSE Vine House, Grove Road, Penshurst TN11 8DU**

Addition to recommended conditions

Further consideration has been given to the removal of permitted development rights due to exceedance of the 50% threshold as set out by Policy GB1 of the ADMP.

Schedule 2, Part 1 of the Town and Country Planning General Permitted Development Order 2015 (as amended);

**Class A** - the enlargement, improvement of other alteration of a dwellinghouse.

It would not be necessary to remove permitted development rights under Class A because the proposed extension would prevent any further rear extension to the property (as they would not project from an original rear wall). The site is on article 2(3) land (AONB), which prevents a larger home extension under prior approval, an extension with more than a single storey and a side extension.

**Class B** - additions etc. to the roof of a dwellinghouse.

It would not be necessary to remove permitted development rights under Class B because the application site is on article 2(3) land, and therefore enlargements to the dwellinghouse consisting of an addition or alteration to its roof is not permitted.

**Class C** - other alterations to the roof of a dwellinghouse.

It would not be necessary to remove permitted development rights under Class C because the alterations to the roof under this application would not increase the floorspace or volume of the building.

**Class D** - porches

It would not be necessary to remove permitted development rights under Class D. The proposed porch in this application would be built up to the size limits set out in this Class.

**Class E** - buildings etc. incidental to the enjoyment of the dwellinghouse.

It would be necessary to remove permitted development rights under Class E because any additional outbuilding on the site would create additional built form, and together with the proposed built form, the potential cumulative impact would be harmful to the greenbelt.

Late Observations

Given the above, it is concluded that it would be necessary and reasonable to remove permitted development rights for outbuildings to prevent further harm to the Green Belt in accordance with National Planning Policy Guidance. As such, it is recommended that the following condition is added.

Additional condition 4 should read:

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending those Orders with or without modification), planning permission shall be required in respect of development falling within Schedule 2, Part 1, Class E of that Order.

Reason: To prevent further harm to the Green Belt as supported by policies GB1 and GB3 of the Sevenoaks Allocations and Development Management Plan.

### Recommendation

**Recommend to add an additional condition as detailed above to the recommendation as per the main papers.**

## **4.2 19/01735/LDCPR 41 Bradbourne Park Road, Sevenoaks TN13 3LJ**

### Further information

A letter of representation has been received regarding the design of the proposal and the assessment of the application under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO).

As stated in the report, a Lawful Development Certificate application does not make judgement on the merits of the design or impact upon neighbouring amenity.

The proposal complies with the GPDO. The proposal complies with Schedule Two, Part 1 of Classes B, C and G, and therefore cannot be controlled outside of the parameters of the legislation.

### Recommendation

**That the Lawful Development Certificate be granted, as per the main papers.**

## **4.3 19/01058/HOUSE Merryn, Orpington Bypass Road, Badgers Mount TN14 7AG**

No late observations.