



DEVELOPMENT CONTROL COMMITTEE

20 October 2011 at 7.00 pm
COUNCIL CHAMBER - COUNCIL OFFICE

AGENDA

Membership:

Chairman: Cllr. Mrs A Dawson Vice-Chairman

Cllr. G Williamson, Cllr. Mrs B Ayres, Cllr. R Brookbank, Cllr. C Brown, Cllr. C Clark,
Cllr. P Cooke, Cllr. R J Davison, Cllr. M Dickins, Cllr J Gaywood, Cllr Ms M Lowe,
Cllr. P McGarvey, Cllr. Mrs F Parkin, Cllr. R Piper, Cllr. G Ryan, Cllr. J Scholey,
Cllr. J Thornton, Cllr. J Underwood and Cllr. R Walshe

Apologies for absence

1. **Minutes of the meeting of the Committee held on 22 September 2011** (Pages 1 - 10)
2. **Declarations of interest or predetermination**
3. **Declarations of lobbying**
4. **Local Government (Access to Information) Act 1985**
5. **Planning Applications – Head of Development Services' Report**
 - 5.1. **SE/11/01870/FUL: Plum Paddock, Uckfield Lane, HEVER TN8 7LJ**
Demolition of existing dwelling & erection of a new dwelling (Pages 11 - 16)
 - 5.2. **SE/11/01835/FUL: Finchcocks, 5 Wildernesse Mount, SEVENOAKS TN13 3QS**
Demolition of existing dwelling & construction of two detached dwellings with double garages. (Pages 17 - 32)
 - 5.3. **SE/11/01910/FUL: Kalana, London Road, SWANLEY BR8 7AW**
Single storey extension to side. (Pages 33 - 38)

EXEMPT ITEMS

(At the time of preparing this agenda there were no exempt items. During any such items which may arise the meeting is likely NOT to be open to the public.)

To assist in the speedy and efficient despatch of business, Members wishing to obtain factual information on items included on the Agenda are asked to enquire of the appropriate Director or Contact Officer named on a report prior to the day of the meeting.

Should you require a copy of this agenda or any of the reports listed on it in another format please do not hesitate to contact the Democratic Services Team as set out below.

If you wish to speak in support or against a planning application on this agenda, please call the Council's Contact Centre on 01732 227000

For any other queries concerning this agenda or the meeting please contact:
The Democratic Services Team (01732 227241)

Any Member who wishes to request the Chairman to agree a pre-meeting site inspection is asked to email democratic.services@sevenoaks.gov.uk or speak to a member of the Democratic Services Team on 01732 227199 by 5pm on Monday, 6 June 2011.

The Council's Constitution provides that a site inspection may be determined to be necessary if:

- i. Particular site factors are significant in terms of weight attached to them relative to other factors and it would be difficult to assess those factors without a Site Inspection.
- ii. The characteristics of the site need to be viewed on the ground in order to assess the broader impact of the proposal.
- iii. Objectors to and/or supporters of a proposal raise matters in respect of site characteristics, the importance of which can only reasonably be established by means of a Site Inspection.
- iv. The scale of the proposal is such that a Site Inspection is essential to enable Members to be fully familiar with all site-related matters of fact.
- v. There are very significant policy or precedent issues and where site-specific factors need to be carefully assessed.

When requesting a site inspection, the person making such a request must state under which of the above five criteria the inspection is requested and must also provide supporting justification.

DEVELOPMENT CONTROL COMMITTEE

**Minutes of the meeting of the Development Control Committee
held on 22 September 2011 commencing at 7.00 pm**

Present: Cllr. Mrs A Dawson (Chairman)

Cllr. G Williamson, Cllr. Mrs B Ayres, Cllr. R Brookbank, Cllr. C Brown, Cllr. C Clark, Cllr. P Cooke, Cllr. R J Davison, Cllr. M Dickins, Cllr J Gaywood, Cllr Ms M Lowe, Cllr. P McGarvey, Cllr. Mrs F Parkin, Cllr. R Piper, Cllr. G Ryan, Cllr. J Thornton, Cllr. J Underwood and Cllr. R Walshe

Apologies for absence were received from. Cllr. J Scholey

Cllr. L Ayres, Cllr Mrs J Davison, Cllr. Mrs A Firth, Cllr. P Fleming, Cllr. J Grint, Cllr. R Hogarth and Cllr. S Raikes were also present.

28. **MINUTES**

Cllr. Clark stated that on item 5.01 the reference to nearby facilities should refer to Meopham and not Longfield.

Resolved: That the minutes of the meeting of the Development Control Committee held on 25 August 2011, as amended, be approved and signed by the Chairman as a correct record.

29. **DECLARATIONS OF INTEREST OR PREDETERMINATION**

Cllr. Brown declared a personal and prejudicial interest in item 5.02 SE/11/01125/FUL: Land Adjacent, 1 Plymouth Drive, Sevenoaks as a local resident of Plymouth Drive. He withdrew from the room for the rest of the item after he had spoken to it.

Cllrs. Mrs. Dawson and Piper declared personal interests in items 5.02 SE/11/01125/FUL: Land Adjacent, 1 Plymouth Drive, Sevenoaks and 5.04 SE/11/01594/FUL: 41 Buckhurst Avenue, Sevenoaks as dual hatted members of both the District Council and Sevenoaks Town Council. Cllr. Piper also knew the applicant of item 5.02.

Cllr. Ms. Lowe declared a personal interest in item 5.06 SE/11/01268/FUL: Land at Old Parsonage House, High Street, Farningham as her partner, Kent County Councillor Gough had written in support of the application. She had not discussed the matter with him.

Cllr. McGarvey declared a personal and prejudicial interest in item 5.06 SE/11/01268/FUL: Land at Old Parsonage House, High Street, Farningham as a Member of the Parish Council and an elected member of the Parochial Church Council of St. Peter's and St. Paul's Church, Farningham. The Parish Council and the Church Council had financial interests in the land as potential recipients of a gift of the proposed community room. He withdrew from the room after he had spoken to the item.

Cllr. Williamson declared personal interests in item 5.03 SE/11/01510/FUL: Station Court, Sevenoaks Road, Halstead from prior knowledge of the applicants.

30. **DECLARATIONS OF LOBBYING**

All Members of the Committee declared that they had been lobbied in respect of item 5.01 - SE/11/01311/FUL: Foxwood House, Phillippines Shaw, Ide Hill.

Cllr. Mrs. Dawson declared she had also been lobbied in respect of 5.02 SE/11/01125/FUL: Land Adjacent, 1 Plymouth Drive, Sevenoaks

Cllr. Dickins declared he had also been lobbied in respect of 5.06 SE/11/01268/FUL: Land at Old Parsonage House, High Street, Farningham

Cllr. Mrs. Parkin declared she had also been lobbied in respect of 5.06 SE/11/01268/FUL: Land at Old Parsonage House, High Street, Farningham

31. **LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985**

The Chairman ruled that additional information received since the despatch of the agenda be considered at the meeting as a matter of urgency by reason of the special circumstances that decisions were required to be made without undue delay and on the basis of the most up-to-date information available.

32. **ORDER OF THE AGENDA**

The Chairman indicated that, with the approval of Members, she would deal first with planning application item 5.04 because no public speakers were expected.

33. **PLANNING APPLICATIONS**

The Committee considered the following planning applications:

5.04 – SE/11/01594/FUL: 41 Buckhurst Avenue, SEVENOAKS TN13 1LZ

The report advised that the proposal was for the erection of rear roof terrace serving second floor located within an existing parapet to the rear (south) and western flank of the application site.

Officers stated that the proposal would respect the context of the site and would not have an unacceptable impact on the street scene. Any potentially significant impacts on the amenities of nearby dwellings could be satisfactorily mitigated by way of the conditions recommended.

It was noted that a Members Site Inspection had been held for this application.

It was MOVED and duly seconded that the recommendation in the report be adopted. Upon being put to the vote the motion was CARRIED.

Resolved: That planning permission be GRANTED subject to the following conditions:-

1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) No development shall be carried out on the land until a sample of the material to be used in the construction of the opaque polycarbonate screen hereby permitted has been submitted to, and approved in writing by the Council. The development shall be carried out using the approved material.

To ensure that the appearance of the development is in harmony with the existing character of the locality as supported by Policy EN1 of the Sevenoaks District Local Plan.

3) Prior to the first use of the terrace hereby approved, the screen approved under Condition 2 of this permission shall be erected. The approved screen shall remain in situ in perpetuity thereafter.

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

4) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, Existing Block Plan, Proposed Block Plan, Design and Access Statement, Drawing No. 010, received 22.06.11 and 23.06.11.

For the avoidance of doubt and in the interests of proper planning.

5.01 - SE/11/01311/FUL: Foxwood House, Phillippines Shaw, IDE HILL TN14 6AF

The report advised that the proposal sought consent for a single storey side extension to the north elevation. The extension would provide for further garage space and seating area to the rear.

Officers stated that it was one of 8 detached dwellings in the complex. The garage would have a floor space of 96sqm. It would take advantage of the sloping land with a cutting down to a maximum of 1m.

It was noted that a Members Site Inspection had been held for this application.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	James Cooper
Parish Representative:	Cllr. Hocknell
Local Member:	Cllr. Mrs. Firth

Officers informed the Committee that past planning applications in the complex had been granted on appeal. This included 2 garages and an orangery. They suggested there were few differences in principle between the applications.

The Local Member, who referred the matter to Committee, was concerned that this was an inconsistent application of policy. He noted the comments of the Local Member speaker that the complex had already taken advantage of an increase in size when it was first approved.

The application was larger than the applications for garages (65sqm) or an orangery (35sqm). Members were concerned that the present application was less modest or bulky than those were.

It was MOVED by the Vice-Chairman and was duly seconded that the recommendation in the report be adopted. The motion was put to the vote and there voted –

6 votes in favour of the motion

10 votes against the motion

The Chairman declared the motion to be LOST.

It was then MOVED the Vice-Chairman and duly seconded:

“That planning permission be REFUSED for the following reason:

The proposed extension in combination with previous development at Phillippines Shaw represents a disproportionate increase in the scale of development at the site contrary to Green Belt policy as set out in PPG2.”

The motion was put to the vote and there voted –

10 votes in favour of the motion

5 votes against the motion

Resolved: That planning permission be REFUSED for the following reason:

The proposed extension in combination with previous development at Phillippines Shaw represents a disproportionate increase in the scale of development at the site contrary to Green Belt policy as set out in PPG2.

5.02 – SE/11/01125/FUL: Land Adjacent, 1 Plymouth Drive, SEVENOAKS TN13
3RW

The Officer advised that the proposal was for the erection of a detached dwelling with 4 bedrooms that will comprise a t-shape with an integrated single storey garage projection to the front.

The proposal would respect the context of the site, would not have an unacceptable impact on the street scene and would not have an unacceptable impact on the residential amenities of nearby dwellings. The site was within the built confines of the settlement where there was no objection to the principle of the proposed development.

It was noted that a Members Site Inspection had been held for this application.

The Committee was addressed by the following speakers:

- | | |
|--------------------------|---------------------------|
| Against the Application: | Roland Courtney |
| For the Application: | Adrian Bussetil |
| Parish Representative: | Cllr. Hogarth |
| Local Member: | Cllrs. Fleming and Raikes |

Cllr. Brown also addressed the Committee, as a member of the public.

Officers confirmed that this application was a similar size at ground level to the previous application on the site, but was smaller at the first floor.

The Committee noted the comments of the Local Members that objections had been received against this particular application. Local residents had not opposed all development in the area on principle.

Members were concerned at the overbearing nature of the development as from 1 and 3 Plymouth Park. They also believed that it would have a significant effect on the current streetscene on that side of the road.

It was then MOVED the Vice-Chairman and duly seconded:

“That planning permission be REFUSED for the following reason:

- 1) The proposal would harm the character and appearance of the street scene due to the cramped form of development and the scale and bulk of the proposal. This conflicts with Policy EN1 of the Sevenoaks District Local Plan.
- 2) The proposal would result in an overbearing form of development which would be detrimental to the residential amenities currently enjoyed by the neighbouring residents at 1 Plymouth Drive and 1 Plymouth Park. This conflicts with Policy EN1 of the Sevenoaks District Local Plan.

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- 3) The proposal would create an undesirable form of development which would harm the outlook enjoyed by the occupants of 1 Plymouth Drive and 1 and 3 Plymouth Park due to the proximity of the proposal to the site boundaries and the difference in land level of the application site and those properties within Plymouth Park. This conflicts with Policy EN1 of the Sevenoaks District Local Plan.”

Upon being put to the vote the motion was CARRIED unanimously.

Resolved: That planning permission be REFUSED for the following reason:

- 1) The proposal would harm the character and appearance of the street scene due to the cramped form of development and the scale and bulk of the proposal. This conflicts with Policy EN1 of the Sevenoaks District Local Plan.
- 2) The proposal would result in an overbearing form of development which would be detrimental to the residential amenities currently enjoyed by the neighbouring residents at 1 Plymouth Drive and 1 Plymouth Park. This conflicts with Policy EN1 of the Sevenoaks District Local Plan.
- 3) The proposal would create an undesirable form of development which would harm the outlook enjoyed by the occupants of 1 Plymouth Drive and 1 and 3 Plymouth Park due to the proximity of the proposal to the site boundaries and the difference in land level of the application site and those properties within Plymouth Park. This conflicts with Policy EN1 of the Sevenoaks District Local Plan.

At 8.50 p.m. the Chairman adjourned the Committee for the convenience of Members and Officers. The meeting resumed at 9.00 p.m.

5.03 – SE/11/01510/FUL: Station Court, Sevenoaks Road, HALSTEAD TN14 7HR

The report advised that the proposal was for consent for the permanent use of the land for a gypsy and traveller caravan site. The proposed scheme would provide three static mobile homes and 4 touring caravans with three amenity buildings. The amenity buildings were not those currently on site.

Very special circumstances exceptionally outweighed any harm by reason of inappropriateness and any additional harm to the Metropolitan Green Belt. This was because the applicants fell within the definition of Gypsies and Travellers in Planning Circular 01/2006 Planning for Gypsy and Traveller Caravan Sites and there was a clear and immediate need for accommodation within Sevenoaks District with a backlog of unmet need as established by the Gypsy and Traveller Accommodation Assessment. A temporary permission for 3 years would not result in a permanent adverse impact on the openness and character of the Green Belt.

The Committee was addressed by the following speakers:

Against the Application: -

For the Application: Michael Cox

Parish Representative: Cllr. Taylor

Local Member: Cllr. Grint

Officers confirmed that if the application were refused the Council had no other sites to offer to them. The applicants had contacted Kent County Council (KCC) in January 2011 for a place on public sites however it now arose that KCC had failed to send them an application form. The applicants believed they were on the application list. KCC did not currently have vacancies.

Officers clarified that the 3 year temporary condition was not unusual and Planning Circular 01/2006 suggested such a condition could be appropriate where there was unmet demand for sites. The applicant had been warned of this condition. Several Members noted that the recommendation was similar to decisions in their own wards.

It was MOVED and was duly seconded that the recommendation in the report be adopted. The motion was put to the vote and there voted –

13 votes in favour of the motion

3 votes against the motion

Resolved: That planning permission be GRANTED subject to the following conditions:-

1) This planning permission is granted for a temporary period of 3 years only, from the date of this permission. By the date this permission expires, all caravans, utility building, structures, hardstanding, materials and equipment brought on to the land in connection with the use hereby approved, shall be removed and the site shall be restored to its previous condition, or restored in accordance with a scheme that has been submitted to and approved in writing by the Council.

In order that any other proposal for the use of the land for a longer period is the subject of a separate application, to be determined on its merits, having regard to the harm to the Green Belt, the status of the Local Development Framework and the allocation of sites for Gypsies and Travellers.

2) The occupation of the site hereby permitted shall be carried on only by Mr Robert Simmons and his wife Helena (Breda), Jamie Simmons and his wife, Alex, Myles Simmons and his wife, Margaret, Patrick Simmons and his wife, Jemma, Bobby Simmons and Bridget Murphy and their resident dependants and whilst they comply with the definition of gypsies and travellers set out in paragraph 15 of ODPM Circular 01/2006. When the land ceases to be used by Mr Robert Simmons and his wife Helena (Breda), Jamie Simmons and his wife, Alex, Myles Simmons and his wife, Margaret, Patrick Simmons and his wife, Jemma, Bobby Simmons and Bridget Murphy and their resident dependants, or at the end of the expiry of temporary permission, whichever is the sooner, the use hereby permitted

shall cease to all caravans, utility building, structures, hardstanding, materials and equipment brought on to the land associated with the use hereby permitted.

Given that the very special circumstances in this case clearly outweigh the harm to the openness of the Green Belt and any other harm.

3) No more than 7 caravans as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 (of which no more than 3 shall be a static caravan or mobile home) shall be stationed on the site at any time.

Given that the very special circumstances in this case clearly outweigh the harm to the openness of the Green Belt and any other harm, in accordance with Policy EN1 of the Local Plan.

4) No commercial activities shall take place on the land, including the storage of materials, other than the display of and sale of Christmas Trees in December each year for the duration of this permission.

To preserve the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan.

5) No building, enclosure or temporary structures other than those shown on the approved block plan MCA-2 received on 13th June 2011 shall be erected or placed on the site.

To preserve the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan.

6) Upon substantial completion of the utility blocks approved, all existing sheds, utility structures and moveable utility structures shall be removed from the site. No structures, other than those shown on the approved block plan shall be provided on site at any time.

To prevent inappropriate development in the Green Belt as supported by PPG2.

5.05 – SE/11/01422/REM: 167 Hever Avenue, WEST KINGSDOWN TN15 6DU

The Committee was informed that the item had been withdrawn from the agenda at the request of Cllrs. Bosley and Mrs. Bosley. The Officers had been given delegated authority to determine the application.

5.06 – SE/11/01268/FUL: Land at Old Parsonage House, High Street, FARNINGHAM DA4 0DG

The report advised that the proposal was for the demolition of buildings on site to be replaced with a scheme of 4 detached houses and garages. At the front of the garage block for plots 3 and 4 would be a single room allocated as a Sunday school for the village.

The proposal was considered acceptable in terms of its impact upon the nearby listed buildings and the character and appearance of the surrounding conservation area. Its impact upon the adjacent green belt would be acceptable: not being unduly dominant or visually intrusive. Overall it was considered that the new scheme would be an improvement in visual and operational terms for the nearest residents at The Old Parsonage compared to the current business.

Officers stated that the value of the community room was approximate to the contribution which would have been made to affordable housing. There was policy support for either proposition but Officers' preference was for contributions which could help the district as a whole.

The Committee was addressed by the following speakers:

- Against the Application: -
- For the Application: Andrew Fryatt
- Parish Representative: Cllr. Meachin
- Local Member: -

Cllr. McGarvey also addressed the Committee, as a member of the public.

Officers confirmed that an exception had been made to convert from commercial to residential use because of the particular qualities of this case.

Members noted the comment by the architect that it was unlikely both the community room and contributions for affordable housing could be paid for.

Several Members agreed that flexibility from the Affordable Housing policy was needed in this case because of the unique opportunity to assist the community.

It was MOVED by the Vice-Chairman and was duly seconded that the recommendation in the report be adopted. The motion was put to the vote and there voted –

3 votes in favour of the motion

9 votes against the motion

The Chairman declared the motion to be LOST.

It was then MOVED and duly seconded:

“That permission to be granted subject to a legal agreement to secure the provision of the community room and appropriate conditions. Wording to be agreed with the Chairman.”

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The motion was put to the vote and there voted –

10 votes in favour of the motion

0 votes against the motion

Resolved: That planning permission be GRANTED subject to a legal agreement to secure the provision of the community room and appropriate conditions. Wording to be agreed with the Chairman.

THE MEETING WAS CONCLUDED AT 10.12 PM

CHAIRMAN

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5.01 - SE/11/01870/FUL Date expired 15 September 2011

PROPOSAL: Demolish existing dwelling & erection of a new dwelling

LOCATION: Plum Paddock, Uckfield Lane, Hever TN8 7LJ

WARD(S): Cowden & Hever

ITEM FOR DECISION

This item has been referred to Development Control Committee by Councillor Ryan as he believes the impact of the replacement dwelling on the Green Belt would be acceptable in light of Green Belt policy.

RECOMMENDATION: That planning permission be REFUSED for the following reasons:-

The land lies within the Metropolitan Green Belt where strict policies of restraint apply. The development, by virtue of the increased floor space, design and scale of the replacement dwelling proposed, would represent inappropriate development harmful to the maintenance of the character of the Green Belt and to its openness. This would be contrary to policy H13 of the Sevenoaks District Local Plan and to advice contained within PPG2 - Green Belts

Description of Proposal

- 1 The application proposes to demolish the existing dwelling and erect a replacement dwelling. The new dwelling would be sited further back into the plot. It would remain as a bungalow but has been designed with a pitched roof up to 6.2m in height.

Description of Site

- 2 Plum Paddock is a modest detached bungalow located within a linear loose-knit line of residential properties. The bungalow has been extended and is designed with a series of small roofs, hence its height is limited to 4m.
- 3 The property and surrounding area falls within the Green Belt and within an Area of Outstanding Natural Beauty.

Constraints

- 4 Metropolitan Green Belt
- 5 Area of Outstanding Natural Beauty.

Policies

South East Plan

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6 Policies – SP5 and C3

Sevenoaks District Local Plan

7 Policies - EN1 and H13

Sevenoaks Core Strategy

8 Policies - SP1 and LO8

Other

9 Planning Policy Guidance Note 2 “Green Belts”

Planning History

10 61/11474 – extension to bedroom - Approved

11 SE/83/01704 – Extension to dwelling – Approved

12 SE/87/02129 – retention of garage and loose boxes – Approved (temporary permission)

13 SE/98/00632 – renewal of permission SE/87/02129 - Approved

Consultations

Hever Parish Council

14 “We support the application”.

Kent Highways

15 No highway implications.

Representations

16 One letter in support of the application

Head of Development Services Appraisal

Principal Issues

17 The main issue in relation to this application is whether the replacement dwelling would accord with national and local planning policies designed to protect the Green Belt.

18 National policy contained within PPG2 states that the replacement of dwellings in the Green Belt need not be inappropriate, providing the new dwelling is not materially larger than the dwelling it replaces. It states that development plans should make clear the approach that local authorities will take for replacement dwellings.

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- 19 In this respect, Policy H13 of the local plan sets out the Council's local criteria for replacement dwellings in the green belt. In terms of parts 1, 2, 3, 6 and 7 of the policy, I am satisfied that the existing building is a dwelling and was designed and constructed for such use; that it enjoys a road frontage, that the residential curtilage is correct and that a condition could be used to require the existing dwelling to be removed upon completion of the new dwelling.
- 20 The main issue is whether the proposal would accord with parts 4 and 5 of the policy which state that the floor area of the replacement dwelling should not exceed 50% of the original dwelling, and that the dwelling should be sited and designed to minimise visual intrusion.
- 21 With regard to the former, it is evident that the existing dwelling has already been extended with the benefit of permission granted by the Council in 1961 and 1983. On the assumption that no further extension took place between 1948 and 1961, I have calculated the floor area of the "original" dwelling to be 85.3m². The current extensions to the property have added a further 51.5m², equating to an increase in floor space over the original dwelling of 60%.
- 22 The applicant refers to a cellar as original. However, the cellar is actually shown under the extended part of the house from the 1980s. Also the cellar appears from the extended plan to be very limited in height and only suitable for storage, not as habitable accommodation.
- 23 The applicant also refers to an outbuilding being original. However, the stables/garaging block does not lie within 5 metres of the original dwelling and, therefore, would not be counted. In addition, this garage/stables were only granted consent for their retention 1987. Therefore, this cannot count towards the original floorspace for this property.
- 24 The replacement dwelling proposed would further increase the floor area to 154.8m². This would represent an increase of 80% in comparison to the "original dwelling", and as such would fail to comply with part 4 of Policy H13.
- 25 The new dwelling would be set further back from the road than existing and this would reduce the visual impact of the proposal from the road. Nonetheless, the replacement dwelling would occupy a greater footprint than existing and significantly would be of much greater bulk and height due to the roof design proposed, as the height of the building will increase from 4m to 6.2m, with considerable more roof than existing. In addition it is noted that the roof design could easily be adapted at a later date to provide even more floor space to the property. As a result, I consider that the new dwelling would be materially larger than both the existing and original dwelling, which would be contrary to PPG2. The dwelling has not been designed to minimise visual intrusion, and as such would be contrary to part (5) of local plan policy H13.
- 26 The site is also located within an AONB and local policies seek to ensure that the distinctive landscape character is conserved and enhanced. The proposed dwelling would be materially larger than existing although it would still sit comfortably within a landscaped plot and amongst a group of residential properties. In terms of its impact upon the wider landscape, I consider this to be acceptable.

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- 27 The dwelling is well separated from neighbouring dwellings and given the single storey nature of the proposal it would be unlikely to cause any harm to neighbouring amenities.

Conclusion

- 28 The proposal would fail to comply with Green Belt policy for replacement dwellings as specified under H13 of the local plan and within PPG2. As such I would recommend that planning permission be refused.

Background Papers

Site and Block Plans

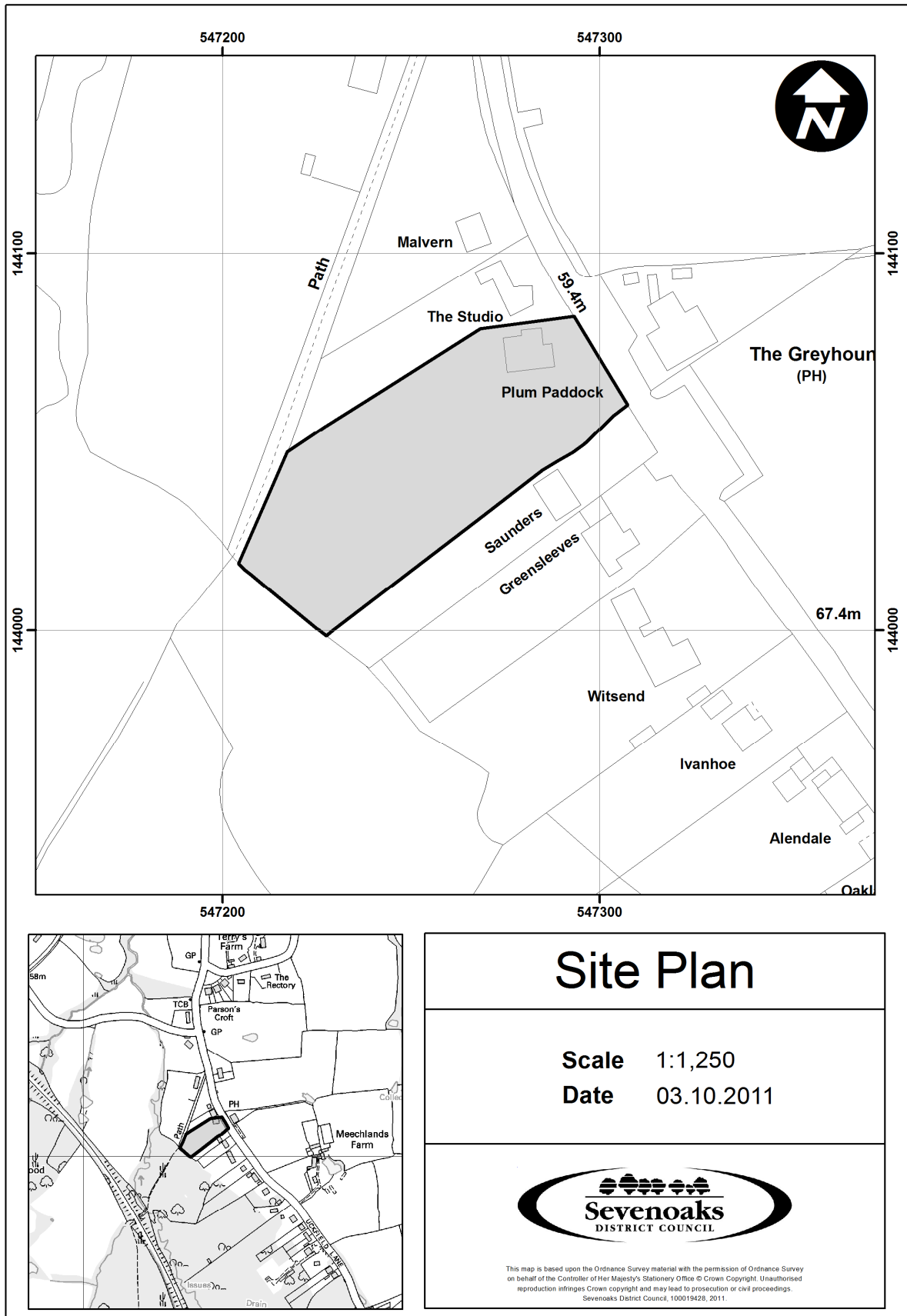
Contact Officer(s): Mr A Byrne Extension: 7225

Kristen Paterson
Community and Planning Services Director

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LOOI1ZBK0CR00>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LOOI1ZBK0CR00>



Site Plan

Scale 1:1,250

Date 03.10.2011



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BLOCK PLAN



Development Control Committee: 20 October 2011

5.02 – SE/11/01835/FUL Date expires 24 November 2011

PROPOSAL: Demolition of existing dwelling & construction of two detached dwellings with double garages

LOCATION: Finchcocks, 5 Wildernesse Mount, Sevenoaks TN13 3QS

WARD(S): Sevenoaks Eastern

ITEM FOR DECISION

The application has been referred to Development Control Committee by Councillor Elizabeth Purves, who considers the proposal harmful to the character of the road and overdevelopment of the plot.

RECOMMENDATION A: That planning permission be GRANTED subject to the applicant entering into a Section 106 Agreement to provide off site affordable housing contributions and subject to the following conditions:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) No development shall be carried out on the land until details of the materials to be used in the construction of the external surfaces of the dwelling hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks District Local Plan.

3) The first floor window(s) in the side elevations of both proposed properties shall be obscure glazed at all times.

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

4) No development shall be carried out on the land until samples of the materials to be used in the construction of the hardstanding (drive way) hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To safeguard the appearance of the area

5) No window(s) or other opening(s) shall be inserted at any time in the first floor side elevation(s) of the dwellings hereby approved, despite the provisions of any

Development Order.

To safeguard the privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

6) The development shall achieve a Code for Sustainable homes minimum rating of level 3. Evidence shall be provided to the Local Authority –

i) Prior to the commencement of development, of how it is intended the development will achieve a Code for Sustainable Homes Design Certificate minimum level 3 or alternative as agreed in writing by the Local Planning Authority; and

ii) Prior to the occupation of the development, that the development has achieved a Code for Sustainable Homes post construction certificate minimum level 3 or alternative as agreed in writing by the Local Planning Authority.

In the interests of environmental sustainability and reducing the risk of climate change as supported in Planning Policy Statement 1 and Policy SP2 of the Core Strategy

7) The development hereby permitted shall be carried out in accordance with the following approved plans: 11/0201/1 A, , 110201/3 A, 110201/2 A, 110201/4 A, 11201/5 B, 11201/5 A, 11201/6 A, 11201/7 A, 11201/8, Site plan dated 29/9/11

For the avoidance of doubt and in the interests of proper planning.

8) Before any equipment, machinery or materials are brought on to the land for the purposes of the development, the means of protection for the trees on the eastern boundary shall be undertaken in accordance with details that shall have been submitted to and approved in writing by the Council. Also:

A) The means of protection shall be maintained until all equipment, machinery and surplus materials have been removed from the land.

B) Within the protected area:

-No excavation shall take place

-No building or engineering operations shall be carried out

-No fires shall be lit

-No vehicles shall be driven or parked over the area

-No materials, equipment or temporary structures shall be stored or placed.

To maintain the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan.

9) No development shall be carried out on the land until full details of both hard and soft landscape works have been submitted to and approved in writing by the Council. Those details shall include:

-planting plans (identifying existing planting, plants to be retained and new planting),

-written specifications (including cultivation and other operations associated with plant and grass establishment),

-schedules of new plants (noting species, size of stock at time of planting and proposed number/densities where appropriate), and

-a programme of implementation.

To maintain the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan.

10) If within a period of five years from the completion of the development, any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To safeguard the visual appearance of the area as supported by EN1 of the Sevenoaks District Local Plan.

11) Before the use or occupation of the development hereby permitted, the car parking and turning areas shown on the approved 11201/1 A shall be provided and shall be kept available for the parking of cars at all times.

In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:

The South East Plan 2009 - Policies CC6

Sevenoaks District Local Plan - Policies EN1, VP1

Sevenoaks District Core Strategy 2011 - Policies SP1, SP2, SP3, L02

The following is a summary of the main reasons for the decision:

Any potentially significant impacts on the amenities of nearby dwellings can be satisfactorily mitigated by way of the conditions imposed.

The development would respect the context of the site and would not have an unacceptable impact on the street scene.

In the interests of highway safety and visual amenity.

RECOMMENDATION B: In the event that the applicant does not enter into a Section 106 Legal Agreement within six months, the application be REFUSED for the following reason:

The proposal would lead to a requirement to contribute towards affordable housing provision. In the absence of a completed Section 106 obligation to secure an appropriate level of affordable housing provision, the development would be contrary to policy SP3 of the Sevenoaks District Core Strategy.

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Description of Proposal

- 1 It is proposed to demolish the existing large detached property and replace it with two detached dwellings. Both replacement dwellings will have detached double garages to the front of both properties.
- 2 The large existing plot (approx 0.19ha) will be split down the centre and the two dwellings will be staggered with the first dwelling roughly sited in line with the rear elevation of No. 2.
- 3 The two dwellings will roughly be aligned with the adjacent neighbours, No. 3 and No. 7.
- 4 Plot one will have a width of 15m and Plot two a width of 14m.

Description of Site

- 5 The application site lies along Wildernesse Mount within Sevenoaks.
- 6 Wildernesse Mount has a spacious open character, with a varied design and appearance in terms of dwellings, which are large and detached, save for two semi detached properties at Nos. 6 and 8.
- 7 The existing site is approx 29m in width and 75m in depth. The site is therefore approx 0.2175 hectares
- 8 The existing large detached property is sited towards the north hand of the plot, set back some 13m approx from the highway. The site slopes down towards the rear (east).

Constraints

- 9 None.

Policies

Sevenoaks District Local Plan

- 10 Policies EN1, VP1

Sevenoaks Core Strategy

- 11 Policies SP1 SP2, SP3, L02, SP7

Planning history

- 12 85/01037/HIST Replacement garage/store, studio extension, first floor. Granted

Consultations

Sevenoaks Town Council

- 13 Sevenoaks Town Council recommended refusal on following grounds:

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- overdevelopment of the site;
- house No. 1 is set so far back on the plot that it may cause a loss of amenity No. 3 Wildernesse Mount;
- loss of parking and sufficient space for significant trees between house No. 2 and No. 7 Wildernesse Mount; giving the impression of overcrowding in otherwise spacious surroundings.

SDC Tree and Landscape Officer

14 Comments from the Tree and Landscape Officer

"I refer to the above application. I have visited the site and have studied the plans provided and have made the following observations:

I can inform you that the principal trees are located to the rear of the site, on the eastern boundary with Seal Hollow Road. These trees should be situated a sufficient distance from the proposed development to be unaffected. The proposed development would result in the removal of a section of the Beech hedge to the front of the site to accommodate the new access. The development would also result in the removal of several trees and shrubs situated on the southern boundary and several to the rear of the existing property. These are all generally of low amenity value but do provided an effective screen. These could be replaced as part of an approved landscaping scheme.

Providing those trees situated on the eastern boundary are adequately protected, I have no objections to the proposed development. Details of protective measures to used should be submitted for comment and should comply with BS5837:2005.

KCC Highways

15 Comments from KCC Highways Officer:

I have no highway objections to the above application.

Thames Water

16 Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water

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discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

17 Water Comments

With regard to water supply, this comes within the area covered by the Mid Kent Water Company. For your information the address to write to is - Mid Kent Water Company PO Box 45, High Street, Snodland, Kent, ME6 5AH. Tel - (01634) 240313

Representations

18 Neighbours - 19 letters of objection have been received, which are summarised as follows:

The proposed development doubles the housing density of the plot, making it significantly out of line with the other properties along Wilderness Mount, particularly those on the same side of the street.

We wish to avoid any precedent that would allow more than one house per original plot or any increases in density that would change the desirability of the neighbourhood.

The proposed development would give an impression of crowding.

It will also adversely affect the environment of the area and is contrary to the government policy of preventing 'garden grabbing'.

The development would not complement the neighbouring properties in terms of scale or density, contrary to paras. 16 and 46 of PPS3.

The proposed development does not reflect the wider setting, contrary to PPS1 and does not improve the character and quality of the area, contrary to PPS 3.

The proposed development could result in the plot appearing cramped and overdeveloped.

The drawings do not include the rear conservatory of No. 3.

The proposed development will overshadow the garden of No. 3 and No. 7.

The two side elevation windows are inappropriate and will overlook the private rear garden. The proposed dwelling will have an uninterrupted view over the rear garden of No. 3.

The development would have a detrimental impact upon the outlook of the garden of No. 3.

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The set back of the two dwellings would give the impression of one incredibly deep development from almost the road to halfway down to Seal Hollow Road. There is no comparable development along this road.

The potential loss of trees and part of the Beech Hedge is a major detriment to the area, contrary to PPS9.

The proposed development leaves no grassed area to the front of the plots, which is out of character with the 'green' nature of the road.

The property at Plot No. 2 will cause a loss of light to my first floor bedroom.

The height of the proposed house against my single storey extension will cause overshadowing to my house and patio.

The development will cause the loss of 11 trees along my boundary which will detract from the character of the street.

Any extra properties will create extra traffic and may cause safety issues.

The properties will be closer to their respective boundaries than others in the streets scene.

The properties will have an overbearing impact upon Nos. 3 and 7.

The proposal will affect our views.

The strip of land (grass verge) to the front of the property is owned by Wildernesse Mount Limited. The additional access point requires the express consent of the company. This has not been applied for and has not been granted. The application is therefore flawed.

The three storey nature of the proposed properties are out of keeping with the street scene.

The resultant plot widths are approx 40% less than the average on this side of the road.

The proposal is contrary to Policy EN1 of the Local Plan.

Our property opposite will be overlooked and suffer a loss of light.

There is inadequate parking for the dwellings.

The new dwellings will not be in line with the neighbouring houses.

Head of Development Services Appraisal

19 The main considerations of this application are:

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Principle of development

Impact upon character and appearance of the area

Impact on the amenities of adjacent properties

Affordable Housing Contribution

Principle of development

- 20 With the recent revision to PPS3 it is necessary to determine whether or not the site falls within the category of previously developed land. The site comprises a detached dwelling and its residential curtilage, which lies within the built confines of Sevenoaks. It is not considered that the garden area qualifies as previously developed land.
- 21 However this does not mean that the site is unsuitable for development, subject to the proposal being in keeping with the street scene.
- 22 PPS1 and PPS3 considers that in determining planning applications for new housing the LPA should have regard to:
- achieving high quality housing;
 - ensuring developments provide a good mix of housing reflecting the accommodation requirements of specific groups, in particular families and older people;
 - the suitability of a site including its environmental sustainability;
 - using land effectively and efficiently;
 - ensuring the development is in line with planning housing objectives, reflecting the need and demand for housing in the area and does not undermine wider policy objectives.
- 23 Further to this the advice within PPS3 para. 16 advises designs should complement the neighbouring buildings generally in terms of scale, density, layout and access and para. 46 where densities should have regard to the characteristics of the area.
- 24 The proposed scheme would provide a density of approx 9 dwellings per hectare. This is less than the policy guidelines for housing redevelopment in urban areas (Core Strategy Policy SP7 recommends 40 dwellings per hectare within urban areas). However, given the character of the locality, which is generally characterised by large properties on plots of varying size, this density is deemed acceptable. The principle of the development is deemed to be acceptable provided it complies with all other relevant policies.

Impact upon the character and appearance of the area

- 25 Policy EN1 (from SDLP) and CC6 from (SEP) state that the form of the proposed development, including any buildings or extensions, should be

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compatible in terms of scale, height, density and site coverage with other buildings in the locality. This policy also states that the design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard and that the proposed development should not have an adverse impact on the privacy and amenities of a locality.

- 26 Also relevant is policy SP1 from the Sevenoaks Core Strategy which states 'All new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated'.
- 27 PPS1 also emphasises the need to achieve good design standards for new development and a high quality of urban design in the wider context. This document recognises that design issues are matters of proper public interest and the relationships between buildings in their wider setting is often as important or more important than individual designs.
- 28 PPS3 states that good design is fundamental to the development of high quality new housing, which contributes to the creation of sustainable, mixed communities. In addition to this it also states that good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.
- 29 The existing property is of little architectural merit and does not contribute particularly to the character or appearance of the area in terms of design or appearance.
- 30 As stated above, there is no specific uniformity in terms of design along Wildernesse Mount although all the dwellings are traditional in appearance and materials, and the current dwelling is sited behind a 2.5m high beech hedge, which will mostly remain (save for a new access).
- 31 The two replacement dwellings are the same scale, 10.6m in width, 14.2m in length (in total) and 8.5m in height.
- 32 This compares to the existing dwelling, which is approximately 8.9m in height, 15.8m in width and a total of 11.2m in depth.
- 33 The dwellings do have a third storey however these are sited within the roof space and are served by roof lights. The properties retain a two storey appearance therefore and the scale of the dwellings are considered appropriate to their setting and will be no higher for example than the existing dwelling or either adjacent neighbour.
- 34 Whilst the two dwellings are similar in scale, footprint and layout, the differences in front elevation detailing – the property on plot No. 1 for example has a forward projecting gable in the centre of the elevation and less fenestration than the front elevation of the property on plot No. 2.

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- 35 Taken in isolation therefore, it is not considered that either property is out of keeping with the rest of the street scene (or each other) in terms of design or scale.
- 36 The garages, sited to the front of the dwellings (one behind the other) are limited in height, 2.3m approx to eaves (4.45m to ridge) and are not considered to detract from the character and appearance of the replacement dwellings. There are other examples of garages in the front gardens along Wildernesse Mount.
- 37 Wildernesse Mount is characterised by an open spacious character, with the properties set back considerably from the road. The plot widths on the eastern side are larger than those opposite on the western side.
- 38 Both proposed replacement dwellings will be sited 2m from the side boundaries. Whilst the existing property has a large separation distance to the southern boundary with No. 7 (approx 13m), most properties along this part of Wildernesse Mount do generally come close to filling the width of their plots, for example No. 1 which is 2.5-3m from both boundaries, No. 3, which is 4-5m each side but with two outbuildings within this space, and No. 7, which has a gap of less than 1m to the boundary with the application site and approx 4m to the boundary with No. 9.
- 39 The properties on the western side of the road are also denser in terms of their plot coverage, with plot widths of approx 11-15m.
- 40 In terms of building line, whilst there is a characteristic set back from the highway but no clear building line on the eastern side of the street, for example the application property is set forward of No. 3, and No. 9 is set way back from No. 7.
- 41 In this context, the set back of the proposed property in Plot 1 to be in line with No. 3 Wildernesse Mount, and the set forward of the property in Plot 2 to be in roughly line with No. 7 makes sense visually, and the distances to the side boundary and will not detract from the street scene.
- 42 The resultant plot widths, 15m approx for Plot 1 and 14m approx for Plot 2 are smaller than the existing which is larger than the immediately adjacent plots (approx 22.5m for No. 7 and 21m for No. 3), however the properties directly opposite have a plot width of approx 14-15m, and N.o 1 on the same side of the road has a plot width of approx 18m.
- 43 In this context, the plot widths do not necessarily detract from the open spacious character and appearance of the street scene, particularly given the retained set back from the highway and the retained beech hedging to the front of the plot.
- 44 In terms of street scene, the two detached garages are set forward of the properties, (the garage for Plot 1 being in line with the property of Plot 2, and the garage of Plot 2 being directly in front of the garage of No. 1, immediately adjacent to the boundary hedge.

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- 45 As stated above, there is no firm building line along this side of the street and there are other examples of garages sited near to the highway, for example at No. 1 and next door at No. 7. Given the low height of the garages, 2.3m to ridge and the existing (retained) 2.5m approx front boundary beech hedging, only the pitched roofs of the garages will be visible, and as one is sited behind the other, the visual impact upon the openness of the street scene is considered limited.
- 46 Other properties along Wildernesse Mount, for example at No. 1 and next door at No. 7 have considerable amount of hard standing to the front of the dwellings. It is not therefore considered that the proposed hard standing or loss of front garden will detract from the character or appearance of the street scene.
- 47 Therefore, it is not considered that the proposed garage would detract from the street scene to an extent that would warrant a recommendation of refusal.
- 48 It is therefore considered that this proposal complies with the above policies.

Impact upon residential amenity

- 49 Policy EN1 from the Sevenoaks District Local Plan states that the proposed development does should not have an adverse impact on the privacy and amenities of a locality by reason of form, scale, height, outlook, noise or light intrusion or activity levels including vehicular or pedestrian movements.

Plot No. 1 -

- 50 The proposed dwelling for Plot No. 1 will be sited behind the existing dwelling, with its front elevation in line with that of the adjacent northern neighbour, No. 3, which has no fenestration on the side elevation facing Plot No. 1. This property is separated by a distance of approx 7m from the side elevation of this proposed replacement dwelling.
- 51 Given this separation distance, and despite the depth of the replacement dwelling, the dwelling does not conflict with the 45 degree line when drawn from the nearest habitable room window of this neighbour, vertically or horizontally. Therefore it is not considered that this proposed dwelling will have an unacceptable overbearing or overshadowing impact upon this neighbour.
- 52 Turning to overlooking, the proposed dwelling has two small windows on its northern side elevation facing No 3. These serve an en-suite and a landing. It is considered that they should be conditioned as obscure glaze to prevent unacceptable direct overlooking of the rear amenity space of this neighbour. The nearest first floor rear facing fenestration is centrally sited and will only offer oblique overlooking of the rear amenity space of No. 3. It is not therefore considered that this proposed dwelling will have an unacceptable overlooking impact upon this neighbour.

Plot No 2 -

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- 53 The proposed dwelling for Plot No. 2 will be sited with its front elevation roughly in line with that of the adjacent southern neighbour, No. 7. The separation distance between the property at Plot No. 2 and No. 7 is less than 3m. This neighbour also has no side elevation fenestration, and there is a small single storey rear extension on the northern side of the rear elevation.
- 54 The nearest habitable room window on the rear elevation is a bedroom window. The proposed dwelling, due to its depth, will conflict with the horizontal 45 degree line when taken from the centre of this window. However the room is also served by a second principal window on the rear elevation and the proposed dwelling does not conflict with the vertical 45 degree line from either window. Due to the ground floor rear extension the proposed dwelling will not conflict with the horizontal 45 degree line when drawn from the centre of the nearest ground floor window.
- 55 Therefore, on balance, it is not considered that the proposed dwelling in Plot 2 will have a detrimental overbearing or overshadowing impact upon No. 7.
- 56 Turning to overlooking, this proposed dwelling has a single first floor window on its southern side elevation. This window serves a bathroom and is considered that they should be conditioned as obscure glaze to prevent unacceptable direct overlooking of the rear amenity space of this neighbour.
- 57 The rear facing fenestration would only offer oblique overlooking of the rear amenity space of No. 7 and it is not considered that this limited overlooking is not unacceptable.

Impact upon each other -

- 58 As stated above, the two proposed dwelling at Plot No. 1 is set further back than (approx 10m) the property in Plot No. 2. There is a separation distance of 3.7m between the two dwellings.
- 59 Whilst the property at Plot No. 1 conflicts with the 45 degree line when drawn horizontally from the nearest ground floor window of property No. 2, it does not conflict with a 45 degree vertical line and this window serves a large kitchen area which is also served by large French doors.
- 60 The nearest first floor window on the rear elevation is more centrally sited and so property No. 1 does not conflict with the 45 degree line when drawn horizontally or vertically from this window. It is therefore considered that the proposed property in Plot No. 1 does not have an unacceptable overbearing or overshadowing impact upon Plot No. 2.
- 61 Both properties have two first floor side elevation windows facing each other, and as they serve a bathroom/en-suite or a landing, it is considered that they should be conditioned as obscure glazed to prevent unacceptable direct overlooking.
- 62 The rear elevation fenestration for both properties would only offer oblique overlooking of each others rear amenity areas and therefore again, it is not

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therefore considered that the proposed dwellings will have an unacceptable overlooking impact upon each other. Therefore this proposal would comply with policy EN1 of the Local Plan in this regard.

Access

- 63 The proposal would utilise the existing access for Plot No. 1 but will require a new separate access for Plot No. 2. This will involve the removal of approx 6m of the beech hedge to the front of the property. As the majority of this hedge will remain, it is not considered that this part removal would detract from the character of the street scene, and the new access will appear to be in keeping with others along this side of Wildernesse Mount.
- 64 In terms of parking provision, the proposed garages will provide two parking spaces each with casual parking area in front. There will be ample room for turning in the extensive hard standing to the front of the properties. Therefore it is considered there is sufficient off road parking provided.

Landscaping

- 65 Whilst the proposal would lead to the removal of part of the Beech hedge and several trees and shrubs on the southern boundary with No. 7, The tree officer states that these have low amenity value and could be replaced as part of a conditioned landscaping scheme. He therefore has no objection to the proposal.

Affordable Housing contribution -

- 66 Policy SP3 of the Core Strategy requires that proposals involving the provision of new housing should also make provision for affordable housing. In the case of residential development of less than 5 units, that involve a net gain in the number of units, a financial contribution based on the equivalent of 10% affordable housing will be required towards improving affordable housing provision off-site.
- 67 An affordable housing contribution of £44,620 (based on a current open market value of the 1 additional unit of £1m) has been agreed in principle through a unilateral undertaking. It is therefore considered that the above policy is satisfied.

Other matters

- 68 The Town Council object to the proposal. The issues raised, regarding loss of parking and trees, overdevelopment and possible overbearing have been addressed above.
- 69 Notwithstanding the above, 19 letters of objection have been received, and the material planning considerations have been addressed above.
- 70 In terms of possible precedent set, it is considered that this plot is suitable for 2 dwellings, however elsewhere in Wildernesse Mount, for example at No. 24 (11/00859/FUL) it was not considered acceptable given its relationship on a corner. Each proposal is therefore considered on its own merits.

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- 71 Whilst the drawings (site layout plan) do not include the conservatory of No. 3, it is not considered that this prevents determination of the application. This is also the case with the ownership issues raised regarding the strip of land at the front of the property. A Certificate B form has been filled in and notice served upon the owners of this land. Therefore the statutory requirements have been fulfilled.
- 72 Finally, it is not considered that one additional dwelling will have an unacceptable impact upon traffic conditions along the road. It should be noted that KCC Highways have not raised any objection. Given the separation distance to the properties opposite, approx 36m, it is not considered that the additional dwelling would have an unacceptable overlooking impact upon these properties. A loss of view is not a material planning consideration

Conclusion

- 73 In summary, it is considered that, on balance, the proposed replacement dwellings will not detract from the character and appearance of the street scene, or have a detrimental impact upon the amenities of the neighbouring properties. The proposal therefore complies with PPS 1, PPS3, Policy EN1 of the Local Plan and SP1 of the Core Strategy. I would, therefore recommend that planning permission be approved.

Background Papers

Site and Block Plans

Contact Officer(s): Ben Phillips Extension: 7387

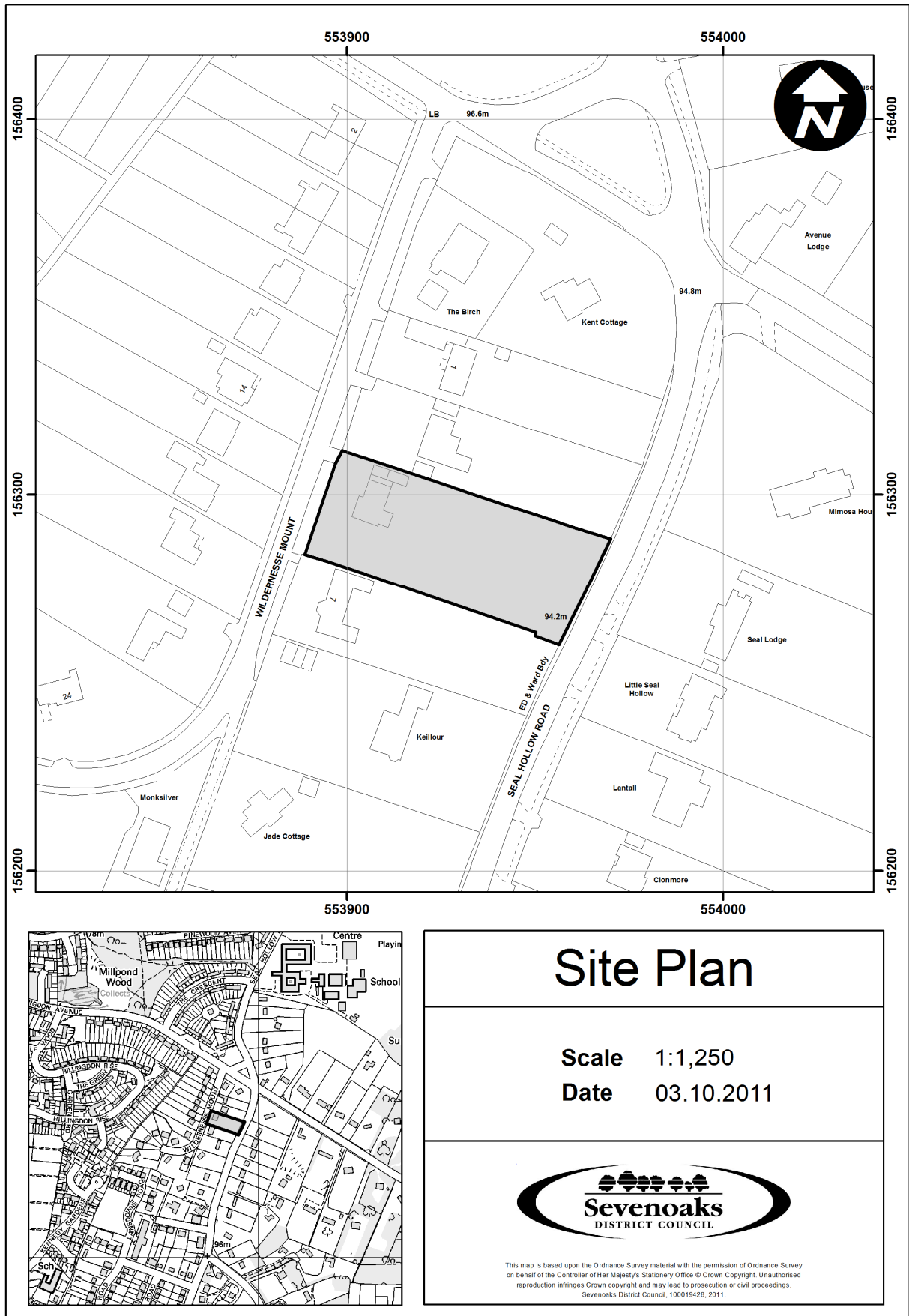
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LODI52BK0CR00>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LODI52BK0CR00>





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5.03 – SE/11/01910/FUL Date expires 13 October 2011

PROPOSAL: Single storey extension to side.

LOCATION: Kalana, London Road, Swanley BR8 7AW

WARD(S): Swanley St. Mary's

ITEM FOR DECISION

This item is referred to the Development Control Committee as the applicant is a District Councillor.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:-

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used on the existing building.

To ensure that the appearance of the development is in harmony with the existing character of the dwelling as supported by Policy EN1 of the Sevenoaks District Local Plan.

3) The development hereby permitted shall be carried out in accordance with the following approved plans: 577/1,2,3

For the avoidance of doubt and in the interests of proper planning.

In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:

The South East Plan 2009 - Policies H4. H5

Sevenoaks District Local Plan - Policies SP1 L01

Sevenoaks District Core Strategy 2011 - Policies EN1 H6B.

The following is a summary of the main reasons for the decision:

The scale, location and design of the development would respect the context of the site and preserve the visual amenities of the locality.

The development would not have an unacceptable impact on the residential amenities of nearby dwellings.

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Description of Proposal

- 1 Erection of single storey side and front extension to this semi detached house. It would comprise an extension some 3.6m wide with pitched tiled roof at the side of this house and a small wrap around pitched roof porch across approximately 1/3 of the front elevation.
- 2 Internally this would provide an additional bedroom with en-suite facilities, a modest utility room and new porch.

Description of Site

- 3 The site comprises a two storey semi detached house on the corner of Lesley Close and London Road to the north west of Swanley Town Centre. Lesley Close wraps around the side and rear boundaries of this property. The house lies broadly centrally between the front and rear boundaries with a side garden some 5m deep and provides a detached garage backing onto the rear boundary of the garden. The surrounding area is residential in character with similarly designed houses.
- 4 The house on the opposite corner of the Close is of the same style with similarly proportioned gardens and remains un-extended at the side.

Constraints

- 5 Built confines of Swanley

Policies

South East Plan:

- 6 Policies - H4 and H5

Sevenoaks Core Strategy:

- 7 Policies - SP1 and L01

Sevenoaks District Local Plan:

- 8 Policies - EN1, H6B and VP1

Relevant Planning History

- 9 None.

Consultations

Swanley Town Council:

- 10 None received.

Representations

- 11 None received.

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Head of Development Services Appraisal

Principal Issues

- 12 The extension would have no impact upon neighbours' amenities so the only real consideration is the design and its impact upon the surrounding streetscene.
- 13 The proposed extension would sit comfortably within the plot with sufficient space between the extension and the site boundaries not to be intrusive within the streetscene. The individual elements of the design would be sympathetic to the existing house, i.e. pitched tiled roof, materials, window style and proportion. The wrap around appearance on the front elevation resulting from the attachment of the porch to the side extension is a little less than flattering to the design and scale of the property but this is, overall, insignificant and would not cause particular harm to the surrounding streetscene nor individual property.
- 14 Overall it is considered that this scheme would comply with the provisions of the SPD on Residential Extensions.

Access Issues

- 15 To be dealt with as part of the building regulations application.

Conclusion

- 16 This application proposes a small side extension to this semi detached house set within the urban area of Swanley. It follows the design guidance set out in the SPD on Residential Extensions and the extension would be sympathetic to the design and scale of the existing house.

Background Papers

Site and Block Plans

Contact Officer(s): Lesley Westphal Extension: 7235

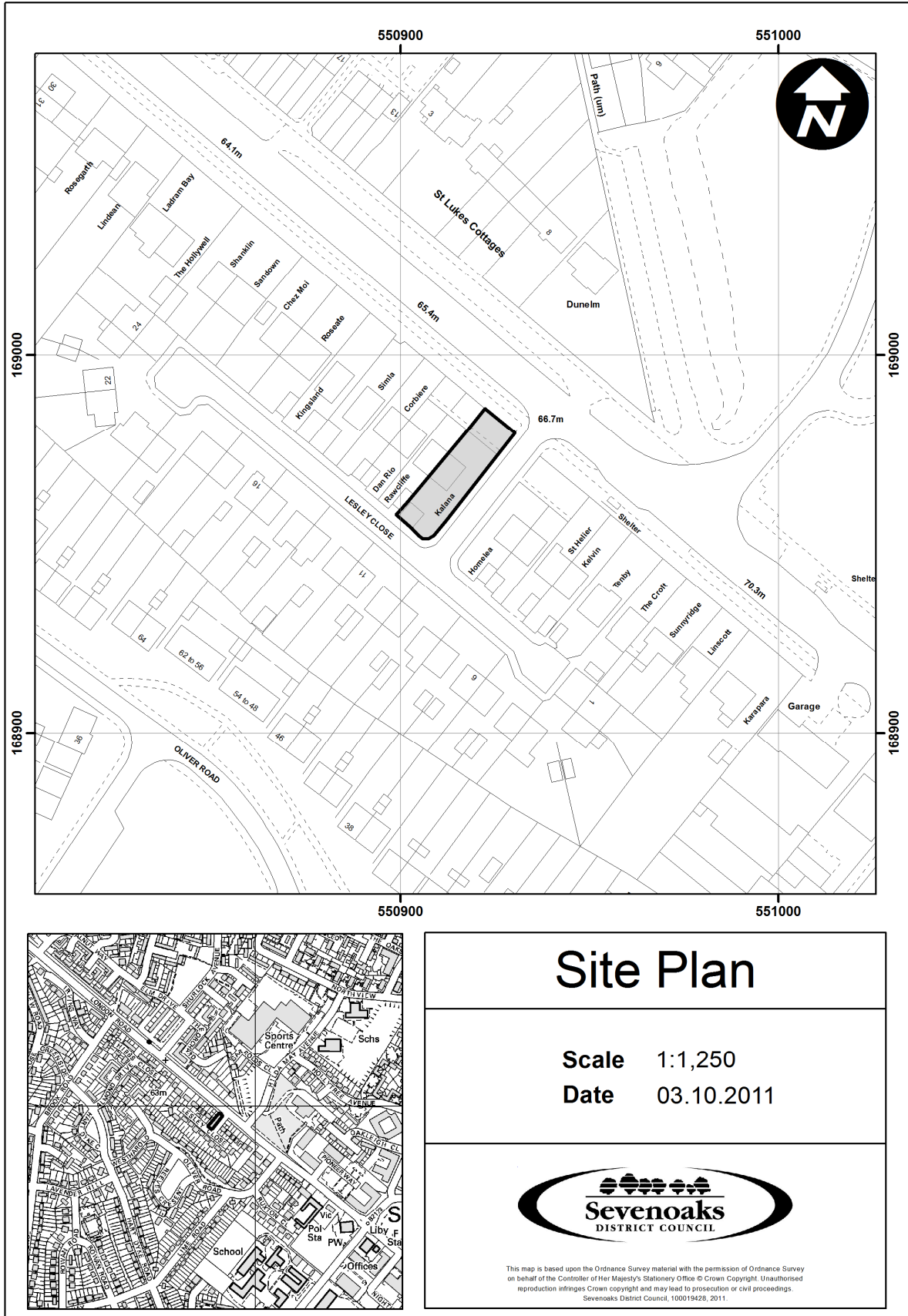
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LOXS8CBK0CR00>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LOXS8CBK0CR00>



BLOCK PLAN

