



DEVELOPMENT CONTROL COMMITTEE

15 December 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 17 November 2011** (Pages 1 - 16)
2. **To receive any declarations of interest or predetermination in respect of items of business included on the agenda for this meeting.**
3. **To receive any declarations of lobbying in respect of items of business included on the agenda for this meeting.**
4. **Ruling by the Chairman regarding Urgent Matters**
5. **Planning Applications – Head of Development Services’ Report**
 - 5.1. **SE/11/02351/FUL: 25 Camden Road, Sevenoaks TN13 3LU**
Demolition of garage and construction of two storey side and rear extension and single storey rear extension (Pages 17 - 28)
 - 5.2. **SE/11/02590/FUL: 3 Coombe Road, Otford TN14 5RJ**
Extension into roof space. Creation of loft conversion with rooflights to the front, side and rear. Erection of a part two storey and part single storey rear extension. Internal alterations. (Pages 29 - 40)
 - 5.3. **SE/11/02120/CONVAR: Land South West Of, Déjà Vu Nightclub , London Road Swanley Kent**
Variation of condition 1 of SE/07/03543/FUL to either make the site (Pages 41 - 54)

permanent or renew the time limited condition for a further temporary period.

- 5.4. **SE/11/01350/FUL: Terrys Farm, Rectory Lane, Hever TN8 7LH**
Proposed conversion of barn and change of use of agricultural land to residential together with new access drive and converted outbuilding with new roof. (Pages 55 - 70)
- 5.5. **SE/11/02127/FUL: 6th Sevenoaks Kemsing Scout Group, Scout Hut, Heaverham Road, Kemsing TN15 6NE**
Demolition of existing Scout Hall. Erection of replacement Scout Hall on land to the East of the present location, within the recreation ground adjacent to the tennis courts. (Pages 71 - 86)
- 5.6. **SE/11/02180/FUL: 28, 30 and 32 Bowers Road, Bowers Road, Shoreham Sevenoaks TN14 7SS**
The demolition of properties 30 and 32 Bowers Road and the erection of a two storey detached building comprising 3 x three bedroom houses, together with private amenity space and car parking (Pages 87 - 98)
- 5.7. **SE/11/01877/FUL: The Coppice, Pilgrims Way, Kemsing, Sevenoaks TN15 6TE**
Construction of new detached house and garage (Pages 99 - 108)
- 5.8. **SE/11/02554/FUL: Sevenoaks Outdoor Bowls, Hollybush Close, Sevenoaks**
The erection of a single storey equipment store for the benefit of the adjoining outdoor bowls green. (Pages 109 - 116)

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.

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DEVELOPMENT CONTROL COMMITTEE

**Minutes of the meeting of the Development Control Committee
held on 17 November 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. G Ryan, Cllr. J Scholey, Cllr. J Thornton, Cllr. J Underwood and
Cllr. R Walshe

Apologies for absence were received from.

Cllr. L Ayres, Cllr Mrs J Davison, Cllr. Mrs E Purves and
Cllr. Miss L Stack were also present.

40. MINUTES

Resolved: That the minutes of the meeting of the Development Control Committee held on 20 October be approved and signed by the Chairman as a correct record.

41. DECLARATIONS OF INTEREST OR PREDETERMINATION

Cllrs. Davison and Scholey declared personal interests in items 5.01 - SE/11/02331/FUL: Hever Hotel, Hever Road, Hever and 5.02 - SE/11/02332/LBCALT: Hever Hotel, Hever Road, Hever as dual hatted members of both the District Council and Edenbridge Town Council, which had already expressed views on the matters.

Cllr. Mrs. Dawson declared a personal interest in items 5.03 - SE/11/01835/FUL: Finchcocks, 5 Wildernesse Mount, Sevenoaks and 5.05 - SE/11/01861/FUL: 10 Lambarde Road, Sevenoaks as a dual hatted member of both the District Council and Sevenoaks Town Council, which had already expressed views on the matters.

Cllr. Dickins declared that he intended to speak as the local Member on item 5.05 - SE/11/01861/FUL: 10 Lambarde Road, Sevenoaks. He did not either participate in the debate or the vote on the matter.

Cllr. Miss. Thornton declared that she intended to speak as the local Member on item 5.04 - SE/ 11/02142/FUL: St. Edward The Confessor Church, Long Barn Road, Sevenoaks Weald. She left the room while the matter was debated and voted on.

42. DECLARATIONS OF LOBBYING

All Members of the Committee except Cllr. Williamson declared that they had been lobbied in respect of item 5.03 - SE/11/01835/FUL: Finchcocks, 5 Wildernesse Mount, Sevenoaks.

Cllr. Dickins declared that he had also been lobbied in respect of item 5.05 - SE/11/01861/FUL: 10 Lambarde Road, Sevenoaks.

43. 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.

44. ORDER OF THE AGENDA

The Chairman indicated that, with the approval of Members, he would deal first with the tree preservation orders at items 7.01 and 7.02 as the Officer concerned was not involved in any other matters on the agenda.

45. TREE PRESERVATION ORDERS

7.01 - Objection to TPO/11/2011: Cowden Cross House, Hartfield Road, Cowden

The Committee noted that the Order related to a Plane tree and two Oak trees situated at Cowden Cross House, Hartfield Road, Cowden.

Members were advised that the objection had been received from the neighbours. They felt that the amenity value of the trees had been overstated because the trees were set back a long distance from a fast road and were screened by other vegetation. The canopy was also too large.

The Officer felt there was a clear amenity value to the trees and pruning works could reduce the size of the canopy.

Resolved: That the Tree Preservation Order No. 11 of 2011 be confirmed without amendments.

7.02 - Objection to TPO/15/2011: Manor House Gardens, Edenbridge

The Committee noted that the Order related to several trees located within the estate of Manor House Gardens, Edenbridge.

Members were reminded that the order was served to replace an original order (TPO 01/1965) following a review of existing preservation orders throughout the district. The objection received referred to a tree which was already protected

under the old order. The primary concern was that the relevant tree was too large and constituted a danger. No such evidence had been submitted but Officers would look favourably upon reasonable pruning works.

Resolved: That the Tree Preservation Order No. 15 of 2011 be confirmed without amendments.

46. RESERVED PLANNING APPLICATIONS

The Committee considered the following planning applications:

5.01 - SE/11/02331/FUL: Hever Hotel, Hever Road, Hever TN8 7NP

The proposal was for planning permission for extensions and additions to the hotel to increase meeting spaces and conference facilities as well as the restaurant and communal spaces. An extension and reconfiguration of the car park was also proposed for an additional 22 spaces.

Officers stated that any potentially significant impact on the amenities of nearby dwellings could be satisfactorily mitigated by way of the conditions imposed. Members' attention was drawn to the tabled Late Observations sheet and a further representation from a Member of the public who had no objections to the permission so long as noise and traffic concerns were considered.

Having considered the acceptability of the building within the Green Belt and the potential impact upon protected trees, Officers believed that the very special circumstances of the need to ensure the viability of the tourist accommodation and the long term up keep of listed buildings cumulatively outweighed the harm arising from the development. The development would respect the fabric and character of the Listed Building.

The proposal was otherwise in accordance with the relevant policies of the Development Plan.

The Committee was addressed by the following speakers:

Against the Application:	David Bailey
For the Application:	Jeff Haskins
Parish Representative:	-
Local Member:	-

Members noted the concern of the neighbour who believed traffic could increase significantly. The neighbour could not quantify the possible increase. In response to a question Officers confirmed the economic viability scheme, submitted by the applicants, was considered by the Planning Policy Team in the context of the Hotel Futures Report 2007. Sevenoaks District Council did not refer it to external consultants.

It was MOVED by the Vice-Chairman and was duly seconded that the recommendation in the report be adopted subject to the inclusion of the amended

condition set out in the Late Observations sheet. The motion was put to the vote and there voted –

13 votes in favour of the motion

0 votes against the motion

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

To maintain the integrity and character of the listed buildings as supported by EN1 of the Sevenoaks District Local Plan.

- 3) Prior to the first occupation of any of the buildings hereby permitted, a Travel Plan, to include measures for the promotion of sustainable transportation and measures to enable and encourage the use public transport by customers and staff, shall be submitted to and approved in writing by the Council. The measures included within the Travel Plan agreed by the District Planning Authority shall be put into place prior to the first use of any of the buildings hereby permitted. Unless the District Planning Authority in writing agrees to any variation, the Travel Plan shall be operated in accordance with the agreed details thereafter.

In the interests of environmental sustainability and in accordance with Policy SP2 of the Sevenoaks Core Strategy 2011

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

- details of hard surfaces, including details of materials;
- planting plans (identifying existing planting and trees, plants and trees to be retained and new planting to include additional tree planting);
- a schedule of new plants and trees (noting species, size of stock at time of planting and proposed number/densities); and
- a programme of implementation.

Soft and hard landscaping shall be carried out prior to the first use of any of the extensions hereby permitted or otherwise in accordance with the agreed programme of implementation. 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.

- 5) Unless otherwise agreed in writing with the Local Planning Authority, tree protection measures shall be carried out in complete accordance with the details included within the 'Sylvan Arb - Arboricultural Report' dated 26th July 2011 as submitted with the application.

To ensure the long term health of retained trees and to safeguard the appearance of the area in accordance with EN1 of the Sevenoaks Local Plan and LO8 of the Sevenoaks Core Strategy 2011.

- 6) Prior to its installation on any part of the development hereby approved, details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. External lighting shall only be installed in exact accordance with the approved details and thereafter maintained as such.

In the interests of ecological conservation and to safeguard the character and appearance of the surrounding area in accordance with EN1 of the Sevenoaks Local Plan, LO8 of the Sevenoaks Core Strategy and in accordance with guidance contained in PPS9

- 7) Prior to the first occupation of any part of the development hereby permitted, details of ecological habitat enhancement works to offset the loss of amenity grassland and planting shall be submitted to and approved in writing by the Local Planning Authority. The habitat enhancement work shall be carried out within six months of the first use of any part of the development hereby approved unless otherwise agreed in writing by the Local Planning Authority.

In the interests of biodiversity in accordance with guidance contained in PPS9.

- 8) Unless otherwise agreed in writing by the Local Planning Authority, mitigation and enhancement measures for breeding birds shall be carried out in accordance with paragraph 5.2.3 of the 'Greenlink: Ecological Scoping Survey Report' dated 19th August 2011.

In the interests of biodiversity in accordance with guidance contained in PPS9.

- 9) Prior to the commencement of any part of the development hereby approved, a scheme to prevent the depositing of mud, grit and materials by construction vehicles onto the public highway shall be submitted to and approved in writing by the Local Planning Authority. The agreed measures shall be put into place prior to the commencement of the development and retained throughout the construction period.

In the interests of highways safety in accordance with EN1 of the Sevenoaks Local Plan.

- 10) Prior to the commencement of the development, a scheme of acoustic insulation for the extension to Block A and Block G to reduce noise arising from the use of these buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details and thereafter retained as such.

To prevent harm to the amenities of neighbours in accordance with EN1 of the Sevenoaks Local Plan 2000

- 11) The 'Conference Room' located within the Block A extension and the extension to Block G hereby approved shall be available for customer use only between the hours of 0600 and 2300 Mondays to Saturdays (inclusive) and between 0600 and 2200 on Sundays and at no other times.

To prevent harm to the amenities of neighbours in accordance with EN1 of the Sevenoaks Local Plan 2000

- 12) The development hereby approved shall achieve BREEAM 'Very Good' standard. Evidence shall be provided to the Local Authority -
i) Prior to the commencement of development, of how it is intended the development will achieve the BREEAM 'Very Good' standard or alternative as agreed in writing by the Local Planning Authority; and
ii) Prior to the first use of any part of the development, that the development has achieved a BREEAM 'Very Good' standard post construction certificate 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, policies CC2 & CC4 of the South East Regional Plan & Policy SP2 of the Sevenoaks Core Strategy

- 13) The development hereby permitted shall be carried out in accordance with the following approved plans: 3652-PD-10-D, 12-D, 13-D, 14-D, 15-D, 17-D, 18-D and 19
For the avoidance of doubt and in the interests of proper planning.

Informatives

- 1) The following advice should be considered prior to the design of any external lighting (pursuant to condition 6 above):
 - a) Low-pressure sodium lamps or high-pressure sodium must be used instead of mercury OR metal halide lamps where glass glazing is preferred due to its UV filtration characteristics.
 - b) Lighting must be directed to where it is needed and light spillage avoided. Hoods must be used on each light to direct the light and reduce spillage.
 - c) The times during which the lighting is on must be limited to provide some dark periods. If the light is fitted with a timer this must be adjusted to the minimum to reduce the amount of 'lit time'.
 - d) Lamps of greater than 2000 lumens (150 W) must not be used.
 - e) Movement sensors must be used. They must be well installed and well aimed to reduce the amount of time a light is on each night.
 - f) The light must be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. This lit area must avoid being directed at, or close to, any bats' roost access points or flight paths from the roost. A shield or hood can be used to control or restrict the area to be lit. Avoid illuminating at a wider angle as this will be more disturbing to foraging and commuting bats as well as people and other wildlife.
 - g) The lights on any upper levels must be directed downwards to avoid light spill and ecological impact.
 - h) The lighting must not illuminate any bat bricks and boxes placed on the buildings or the trees in the grounds.

5.02 - SE/11/02332/LBCALT: Hever Hotel, Hever Road, Hever TN8 7NP

The proposal was for Listed Building Consent for extensions and additions to the hotel to increase meeting spaces and conference facilities as well as the restaurant and communal spaces.

Officers stated that the development would respect the fabric and character of the Listed Building and the setting of the listed buildings on the site.

The Committee was addressed by the following speakers:

Against the Application:	David Bailey
For the Application:	Jeff Haskins
Parish Representative:	-
Local Member:	-

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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 –

13 votes in favour of the motion
0 votes against the motion

Resolved: That listed building consent be GRANTED subject to the following conditions:-

- 1) The works to which this consent relates shall begin before the expiration of three years from the date of this consent.
In pursuance of section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2) No development shall be carried out on the land until samples and details of the materials to be used in the construction of the external surfaces of the extensions hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To maintain the integrity and character of the listed buildings as supported by EN1 of the Sevenoaks District Local Plan.

- 3) The development hereby permitted shall be carried out in accordance with the following approved plans: 3652-PD-10-D, 12-D, 13-D, 14-D, 15-D, 17-D, 18-D and 19

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

5.03 - SE/11/01835/FUL: Finchcocks, 5 Wildernesse Mount, Sevenoaks TN13 3QS

The proposal was to demolish the existing large detached property and replace it with two detached dwellings. They would be two-storey in appearance with a third storey in the roof space. The 2 properties would be similar in scale, footprint and layout, except for on the front elevation. There would be detached double garages to the front of both properties.

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

Officers stated that the proposed replacement dwellings would not detract from the character and appearance of the street scene, or have a detrimental impact upon the amenities of the neighbouring properties.

The Committee was addressed by the following speakers:

Against the Application:	Mark Walkington
For the Application:	Pete Hadley
Parish Representative:	Cllr. Hogarth
Local Member:	Cllr. Mrs. Purves

Members noted the comments from the Local Member, not on the Committee, that a similar proposal had been refused at number 24. Officers were asked why number 24 had been refused. This was because it had been on a corner and appeared wedged with barely any rear garden, out of keeping with the area.

Officers stated that the distance between number 3 and plot 1, from side to side, was 7m while it was less than 3m between plot 2 and number 7. There was 3.7m between the proposed dwellings. Officers did not believe the proposed dwellings led to terracing because the garages, which lay between the new plots, would be single storey and at a low level behind hedging.

The Local Member, who sat on the Committee, was concerned by the consistent built form which would be created, not just with the houses but also the paved areas. On the other side of the road similar density and built environment could be found, but it was felt it was not appropriate on the side of the road proposed. Greater care could also be taken to preserve trees which enhanced the character of the area. Members agreed there were few double houses on the side of the road in question.

One Member felt that the houses already on that side of the road were very wide and open-fronted and so the proposal would not be out of place.

It was MOVED by the Vice-Chairman and was duly seconded that the recommendation in the report be adopted subject to the inclusion of the additional and amended conditions set out in the Late Observations sheet.

The motion was put to the vote and there voted –

4 votes in favour of the motion
13 votes against the motion

The Chairman declared the motion to be LOST.

It was then MOVED by Cllr. Walshe and duly seconded:

*“That planning permission be REFUSED for the following reason:
The proposal would have an adverse impact on the street scene by reason of the excessive scale and extent of built development proposed on the site to the detriment of the distinctive character of the east side of Wilderness Mount. The development would therefore be contrary to Policy EN1 of the Sevenoaks District Local Plan and Policy SP1 of the Core Strategy.”*

The motion was put to the vote and there voted –

12 votes in favour of the motion
2 vote against the motion

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

The proposal would have an adverse impact on the street scene by reason of the excessive scale and extent of built development proposed on the site to the detriment of the distinctive character of the east side of Wilderness Mount. The development would therefore be contrary to Policy EN1 of the Sevenoaks District Local Plan and Policy SP1 of the Core Strategy.

5.04 - SE/ 11/02142/FUL: St. Edward The Confessor Church, Long Barn Road, Sevenoaks Weald

The proposal was for three year temporary planning permission for use of the church building for B1 and B8 purposes. It would be used by a furniture company, partly for offices and partly overspill storage. The site was in the Green Belt and Kent Downs Area of Outstanding Natural Beauty.

Officers directed Members to the Report which stated that the scheme would accord with policies relating to the re-use of buildings in the Green Belt and would not cause any visual harm to the Area of Outstanding Natural Beauty landscape designation. Subject to the use of conditions, the proposal would not have any adverse impact upon its local surroundings and neighbours.

The Committee was addressed by the following speakers:

Against the Application:	Hugh Williams
For the Application:	Lars Lemonius
Parish Representative:	-
Local Member:	Cllr. Miss. Thornton

A Member asked whether condition 8 could be extended to limit the size of all vehicles using the premises. Officers explained that they could only limit those vehicles which were under the control of the applicant. Several Members noted the concerns of a neighbour and of the Local Member that commercial use of the building could overload some narrow country lanes nearby, especially at times of school journeys.

Officers reminded the meeting that Kent Highways had raised no objections to the temporary permission. Officers also believed the small size of the storage area (91m²), the limited hours and limits on the use of the applicant's vehicles would minimise impact on the nearby roads. They advised the Committee that the temporary nature of the permission also allowed Members to assess the impact of vehicles over the period.

Members felt that it was better for the building to be in use rather than deteriorate.

It was MOVED by the Vice-Chairman and was duly seconded that the recommendation in the report be adopted subject to the inclusion of the amendments and additional condition set out in the Late Observations sheet, that the start time for deliveries, loading and unloading on Mondays to Fridays ought be 9.30am and a condition requiring that a Travel Plan be submitted and approved. The motion was put to the vote and there voted –

4 votes in favour of the motion
0 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 18 months only, from the date of this permission. By the date this permission expires, the use shall cease and the site restored to its previous condition, or restored in accordance with a scheme that has been submitted to and approved in writing by the Council.

To reflect the temporary nature of the application and in order that the impact of the use can be reviewed, to safeguard the rural character and amenities of the area in accordance with Policy EN1 of the Sevenoaks District Local Plan and Policy SP1 of the Sevenoaks Core Strategy

- 2) This use hereby permitted shall only be for the benefit of D Sutherland Furniture Ltd and for no other occupier.

Because an unrestricted use could lead to greater intensification of the site, with adverse impacts upon the surrounding area, in accordance with Policy EN1 of the Sevenoaks District Local Plan.

- 2) The premises shall not be used outside of the hours of 8am-6pm Monday-Friday and 8am-1pm on Saturdays. No activity in connection with the storage use (including the delivery, loading and/or unloading of goods) shall take place prior to 9.30am on any of the above specified days.

3)

To accord with the terms of the application and to protect neighbouring amenities, in accordance with Policy EN1 of the Sevenoaks District Local Plan.

- 4) No storage shall take place outside of the building.

To protect the visual amenities of the area and openness of the Green Belt, in accordance with policies GB3A of the Sevenoaks District Local Plan and LO8 of the Sevenoaks Core Strategy.

- 4) The use hereby permitted shall not commence until a plan showing the extent of the vehicle parking area, together with physical measures to define the boundary of this area have been submitted to and approved in writing by the local planning authority. The development shall take place in accordance with the approved details prior to first occupation of the building.

To protect trees on site subject to a Tree Preservation Order, in accordance with Policy EN1 of the Sevenoaks District Local Plan and Policies LO8 and SP1 of the Sevenoaks Core Strategy.

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- 6) The development hereby permitted shall be carried out in accordance with the following approved plans: 2591-01

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

- 7) Before development commences, full details of the gates to be installed to the re-instated access shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

To protect the visual amenities of the area and openness of the Green Belt, in accordance with policies GB3A of the Sevenoaks District Local Plan and LO8 of the Sevenoaks Core Strategy.

- 8) Any of the applicant's vehicles using the site in connection with the use hereby permitted shall be limited in size to those specified in the letter from Sutherland Furniture Ltd dated 20 September 2011.

To protect surrounding rural lanes and in the interest of the rural amenities of the area, in accordance with Policies EN1 and EN34 of the Sevenoaks District Local Plan and Policy LO8 of the Sevenoaks Core Strategy.

- 9) Before development commences, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall specify how the applicant will encourage employees and any other persons driving to and from the site to avoid the use of Long Barn Road to the south of the site. The travel plan as approved shall be implemented on first use of the site.

To avoid adverse impact on the surrounding area due to uncontrolled traffic movements.

At 8.58 p.m. the Chairman adjourned the Committee for the convenience of Members and Officers. The meeting resumed at 9.10 p.m.

5.05 - SE/11/01861/FUL: 10 Lambarde Road, Sevenoaks TN13 3HR

The proposal was for the approval of several extensions and alterations to the existing building. It would include the erection of a first floor and extensions to rear and side of property.

Officers stated that the development would respect the context of the site and would not have an unacceptable impact on the street scene. Any potentially significant impact on the amenities of nearby dwellings could be satisfactorily mitigated by way of the conditions imposed. The development would preserve the character and appearance of the area and neighbouring amenity.

The Committee was addressed by the following speakers:

Against the Application: David Morgan

For the Application: James Cooper
Parish Representative: Cllr. Canet
Local Member: Cllr. Dickins

In response to questions, Officers confirmed the proposed development would be as close to the boundary as the existing garage. Officers did not believe there would be visual terracing because the neighbouring properties were fairly different in design, suitable gaps were maintained between properties and the property would be set back from the sides on upper floors.

Members noted the proposed garage was too small for most vehicles. Officers drew Members' attention to proposed condition 7 which required prior approval of further parking areas before development took place.

It was MOVED by the Vice-Chairman and was duly seconded that the recommendation in the report be adopted subject to the inclusion of the additional informative set out in the Late Observations sheet. The motion was put to the vote and there voted –

11 votes in favour of the motion
3 votes against the motion

Resolved: 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) No development shall be carried out on the land until full details of 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);-a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and-a programme of implementation.

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

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- 4) Soft landscape works shall be carried out before first occupation of the approved extension. The landscape works shall be carried out in accordance with the approved details.

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

- 5) 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 privacy of residents as supported by Policy EN1 of the Sevenoaks District Local Plan.

- 6) The dormer window and velux windows in the north and south flank elevations of the existing roof and the roof of the extensions shall be obscure glazed and non openable, apart from any top hung lights, at all times.

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

- 7) No development shall take place until details of the layout and construction of areas for the parking of vehicles and means of access have been submitted to and approved in writing by the Council. The parking areas approved shall be provided and kept available for parking of vehicles at all times.

To ensure a permanent retention of vehicle parking for the property as supported by policy EN1 of the Sevenoaks District Local Plan.

- 7) The development hereby permitted shall be carried out in accordance with the following approved plans: 001 Rev.P1, 002 Rev.P1, 005 Rev.P1, 007 Rev.P1, 010 Rev.P4, 011 Rev.P3 and 012 Rev.P3.

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

Informative

The applicant is encouraged to improve the existing soft boundary treatment along both the northern and southern side boundaries to the rear of the plot. This will assist in preserving the amenities of the occupiers of the adjoining properties.

5.06 - SE/11/01806/FUL: Cranbrook, Greenlands Road, Kemsing Sevenoaks TN15 6PG

The proposal was to demolish the rear portion of the existing garage and extend the habitable floor space of the main dwelling through a roof extension. The extension to the rear would raise the overall height of the proposal by 0.8m.

Officers stated that the development would be inappropriate development within the Green Belt as it would exceed the 50% guidance stipulated by policy H14A. The case put by the applicants did not amount to very special circumstances that would outweigh further the granting of inappropriate development within the Green Belt. They did not justify a further loss of openness.

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:	George Burns
Parish Representative:	-
Local Member:	Cllr. Miss. Stack

In response to a question, Officer reminded Members that the nearby garage was more than 5m from the dwelling and therefore could not be considered part of the original floorspace calculations under H14A. However, even if the partial demolition were taken account of then the proposed extensions continued to be more than a 50% increase over the original dwelling.

Several Members noted the comments of the Local Member that the proposal could be considered suitable for the area and matched other dwellings on the road. Officers explained that a nearby property had a similar extension, but had been approved without any additional floorspace to be counted in the attic.

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

"That planning permission be GRANTED subject to appropriate conditions to be decided by Officers."

Officers suggested they would consider conditions including that the development shall be begun before the expiration of 3 years from permission, that the development would be in line with submitted plans, certain windows would be obscure glazed and non-openable and that the rear of the existing garage would be demolished.

The motion was put to the vote and there voted –

8 votes in favour of the motion
5 votes against the motion
Cllr. Davison voted against the motion

Resolved: That planning permission be GRANTED subject to appropriate conditions to be decided by Officers.

47. ENFORCEMENT OF PLANNING CONTROL

6.01 - 310/11/093: 1 The Stables, Halstead Place, Halstead

Members were informed that this item had been withdrawn at the request of Officers.

6.02 - 310/11/091: 1 The Barn, Halstead Place, Halstead

Members were informed that this item had been withdrawn at the request of Officers.

6.03 - 310/11/092: 2 The Barn, Halstead Place, Halstead

Members were informed that this item had been withdrawn at the request of Officers.

THE MEETING WAS CONCLUDED AT 10.07 PM

CHAIRMAN

5.01 – SE/11/02351/FUL Date expired 4 November 2011

PROPOSAL: Demolition of garage and construction of two storey side and rear extension and single storey rear extension

LOCATION: 25 Camden Road, Sevenoaks TN13 3LU

WARD(S): Sevenoaks Town & St John's

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillors Dawson and Raikes in terms of the impact of the proposals upon the residents at 23 Camden Road.

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 development shall be those indicated on the approved plan 10/1076/02C.

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 first-floor window within the north-east flank elevation which will serve the en-suite shall be obscure-glazed and non-opening below a level of 1.7 metres when measured above internal floor level at all times.

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

4) The first-floor window within the north-east flank elevation which will serve the landing shall be obscure-glazed at all times.

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

5) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Plan, Block Plan, Design and Access Statement, Drawing Nos. 10/1076/01A, 10/1076/02C, 10/1076/03B, 10/1076/04, received

09.09.11.

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 SP1, CC1, CC6, BE4

Sevenoaks District Local Plan - Policies EN1, H6B, VP1

Sevenoaks District Core Strategy 2011 - Policies SP1

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

The development 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 can be satisfactorily mitigated by way of the conditions imposed.

Informative

1) Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Waters ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Description of Proposal

- 1 The application seeks to demolish the existing garage at the application site and construct a two storey side and rear extension to the existing dwelling (to reflect the existing building line exhibited by the dwelling), two storey side extension and that of a single storey rear extension.
- 2 The side extension will extend 2.87 metres beyond the side elevation of the existing dwelling and extend for 5.85 metres along the eastern flank elevation of the existing dwelling. The side extension will exhibit a pitched barn hipped roof which will be 7.2 metres in overall height.
- 3 The side/rear element of the proposal will extend 4.75 metres beyond the eastern flank elevation of the existing dwelling at the furthest point. Due to the rear building line exhibited by the existing dwelling, this element will also extend for 4.65 metres beyond the rear elevation of the existing dwelling. The

extension will similarly exhibit a pitched barn-hipped roof to an overall height of 7.8 metres.

- 4 A single storey side extension will be located at ground floor level between the two storey side and two storey side/rear extensions. This 'link' extension will exhibit a glazed mono-pitched roof.
- 5 The single storey rear extension will extend 3.8 metres beyond the rear elevation of the existing dwelling and will also extend beyond the two storey side/rear extension in part. The single storey rear extension will extend for 5.65 metres across the rear elevation of the existing dwelling and that of the proposed side/rear extension. The single storey rear extension will exhibit a flat roof with lantern rooflight over. The flat roof will be 3.1 metres in height and the lantern rooflight (to be located centrally within the flat roof profile) to an overall height of 3.4 metres.

Description of Site

- 6 The site consists of 25 Camden Road which is located within the built urban confines of Sevenoaks. The street scene is characterised by residential properties which are set within plots of varying size and shape. There is no defining character exhibited amongst the properties within the street scene and many exhibit some form of residential extension.
- 7 The site is not located within a Conservation Area, an Area of Outstanding Natural Beauty or the Metropolitan Green Belt.

Constraints

- 8 None.

Policies

South East Plan

- 9 Policy - SP1

Sevenoaks District Local Plan

- 10 Policies - EN1, H6B, VP1

Sevenoaks Core Strategy

- 11 Policy - SP1

Other

- 12 Residential Extensions Supplementary Planning Document

Relevant Planning History

- 13 11/01496/FUL - Demolition of garage to facilitate erection of two storey side and rear extension and single storey rear extension (withdrawn 23.08.11)
- 14 83/01421/HIST - Extension to dwelling (granted 22.11.83)

Consultations

Thames Water

- 15 Thames Water have commented that *“recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Waters ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk”*.

Sevenoaks Town Council

- 16 Sevenoaks Town Council recommended refusal on the grounds of overdevelopment of the site and loss of amenity and light to number 23 through the additional bulk.

Representations

- 17 4 (No.) letters of representation have been received. Objections received include:
- That the dimensions relating to the Right of Way are incorrect on the submitted Deign and Access Statement;
 - That the proposed increase of footprint by approximately 40% and the floor area by approximately 46% represents a significant increase to a property which has already benefitted from a two storey side and single storey rear extensions plus a garage;
 - The size and scale of the extension would be very dominant, visually intrusive and detrimental to the amenity of residents at 23 Camden Road;
 - That there is no significant boundary screen between the application site and 23 Camden Road;
 - That there would be an impact upon the privacy of residents at 23 Camden Road by virtue of the side extensions being located closer to the shared boundary;

- That the proposed side extensions will infringe upon the Right to Light of residents at 23 Camden Road;
- That the proposals will result in overdevelopment of the site;
- That the proposed lantern rooflight within the single storey rear extension will result in light pollution to the garden, kitchen, dining room and bedrooms at 27 Camden Road; and,
- That the rear extension will be intrusive and detrimental to the amenity of residents at 27 Camden Road in terms of daylight provision.

Head of Development Services Appraisal

Principal Issues

Design, scale and bulk

Two storey side extension

- 18 With regards to side extensions, the Residential Extensions SPD states that the scale, proportions and height of any extension should respect the character of the existing building unless there is a strong justification for an alternative approach and should fit unobtrusively with the building and its setting. The Residential Extensions SPD further details that side extensions will be determined in their acceptability by existing ground levels and the distances to and from site boundaries.
- 19 The proposed side extensions will remain subservient to the existing dwelling in terms of the scale and height and the roof profiles of the proposed side extensions will exhibit barn hips to match that of the roof profile to the existing dwelling. The scale, proportions and height of the proposed side extensions are considered to respect the character of the existing dwelling. Additionally, the proposed side extensions are considered to fit unobtrusively with the existing dwelling and that of its setting. The proposed side extensions are considered to be acceptable in terms of the existing ground levels exhibited at the application site and the distances to and from the site boundaries.
- 20 In accordance with the guidance outlined within the SPD, the side extensions will maintain a distance of 1 metre from the adjoining site boundary with 23 Camden Road.

Two storey side and rear extension

- 21 As detailed above, the Residential Extensions SPD states that the scale, proportions and height of side extension should respect the character of the existing building unless there is a strong justification for an alternative approach and should fit unobtrusively with the building and its setting. Side extensions will be determined in their acceptability by existing ground levels and the distances to and from site boundaries.

- 22 The Residential Extensions Supplementary Planning Document (SPD) states that rear extensions will be determined in their acceptability by their depth and height which will be determined by ground levels, distances from the site boundaries and the size of neighbouring garden/amenity space. Furthermore, the Residential Extensions SPD states that in normal circumstances, for reasons of residential amenity and to prevent an overbearing appearance, that rear extensions on semi-detached properties should not project more than 3 metres from the rear elevation.
- 23 The second two storey element will extend to the side and rear of the existing dwelling to reflect the existing building line at the application site. This element will extend 4.75 metres beyond the side elevation of the existing dwelling and 4.65 metres beyond the rear elevation of the existing dwelling.
- 24 The two storey element of the proposal which will extend to the side and rear of the existing dwelling is considered to be acceptable in terms of its scale and height with regards to the ground levels exhibited at the application site, distances from the site boundaries and the size of neighbouring garden/amenity space. The two storey side/rear element is considered to be considered to fit unobtrusively with the existing building and that of its setting.
- 25 In accordance with the guidance outlined within the Residential Extensions SPD, the proposed side/rear element of the proposal will be located in excess of 1 metre from the site boundary with the adjoining 23 Camden Road.

Single storey rear extension

- 26 The single storey rear extension is considered to be acceptable in terms of its depth and height in terms of the existing ground levels which are exhibited at the application site, that of the distances of the proposal to and from the site boundaries and the size of neighbouring garden/amenity space.
- 27 Whilst the single storey rear extension will extend more than 3 metres beyond the rear elevation of the existing dwelling (and that of the proposed two storey side/rear extension), given that the rear extension proposed will exhibit a predominantly flat roof (with lantern rooflight over), and the fact that the adjoining 27 Camden exhibits a single storey rear extension, the single storey rear extension is considered to be acceptable.
- 28 Whilst the proposal details a number of significant changes to the existing property, it is not considered that the proposals would result in overdevelopment of the site. The site is located within the built urban confines where development is considered to be acceptable in principle. The proposed extensions are considered to fit comfortably in relation to the size of the plot. In terms of the considerations above with regard to the design and scale of the proposals, the proposals are considered to be acceptable.

Impact upon residential amenity

- 29 Policy EN1 of the Sevenoaks District Local Plan details that proposals should not have an adverse impact upon the privacy or amenities of a locality by reason of form, scale or height.
- 30 There are no windows in the south-western flank elevation of the 23 Camden Road at basement or ground floor level which are located adjacent to the proposed side and side/rear extensions. A small window exists within the second floor which is a high level window. 23 Camden Road is a three storey dwelling which exhibits three windows within the rear elevation at basement, ground and first floor level. The 45 degree angles that we use within planning have been applied to the proposals to determine whether there would a detrimental loss of daylight provision as a result of the proposed development to windows which may serve habitable rooms.
- 31 In terms of the 45 degree angles, the proposal would fail on both plan and elevation to the basement window at 23 Camden Road. However, this basement window is not the only window which serves the basement are at 23 Camden Road. A window is also located to the front elevation of the property which will be unaffected by the proposals. On this basis, a reason for refusal on the grounds of loss of daylight provision to this window can not be substantiated as there is another window which serves this room.
- 32 In terms of the ground floor window, the proposal would fail on plan and be 50/50 on elevation. As with the basement window however, there is a window to the front elevation of the dwelling which serves the same room which would be unaffected by the proposals. Again, it would be unreasonable for the Council to refuse planning permission on the grounds of a loss of daylight provision to this room.
- 33 A small window is proposed within the north-eastern flank elevation of the proposed side/rear extension which will serve an en-suite and will be located less than 2 metres from the shared boundary with 23 Camden Road. Given that it may be possible for views to be afforded over the private amenity area of the 23 Camden Road from this window, a condition shall be included requiring that this window be obscure-glazed an non-opening below a level of 1.7 metres when measured from internal floor level. The condition shall be applied in the interests of preserving residential amenity.
- 34 A second small window is proposed within the north-eastern flank elevation of the existing dwelling which will serve the landing at first floor level. Views from this window however will largely be obscured by the two storey side extension and the two storey side/rear extension which are proposed. In these terms it is considered that a condition be included upon the decision notice requiring that the window be obscure-glazed.
- 35 Right to Light has been raised by the residents at the 23 Camden Road with regards to windows within the rear of this property. Right to Light is a civil matter which is not dealt with via the planning process. The planning application has been assessed in terms of the 45 degree angles which we use within planning to determine whether there would be any detrimental loss of

daylight provision to windows at the adjacent property of 23 Camden Road as detailed above.

- 36 The 45 degree angles have been applied to the proposal to determine whether there would be any loss of daylight provision to windows which may serve habitable rooms at the adjoining 27 Camden Road to the south-west of the application site.
- 37 The 45 degree angles have been applied with regards to the single storey rear extension on both plan and elevation. The proposals would pass on elevation, but would fail on plan. However, in relation to 27 Camden Road, the situation at present would result in a failure on plan. In light of the existing situation experienced at the adjoining 27 Camden Road and that the proposal would only fail on plan, it would be unreasonable for the Council to refuse planning permission on the grounds of loss of daylight provision to windows which may serve habitable rooms at 27 Camden Road. It should also be remembered that the extension at this side, is imply a single storey flat roof extension.

Other Issues

Vehicle parking provision

- 38 The proposal will maintain the use of a garage and an off-street parking space to the front of the application site. Whilst the proposal will increase the number of bedrooms at the application site from 4 (No.) to 5 (No.), the requirement in terms of levels of off-street parking provision will remain as existing.
- 39 The proposal therefore accords with the *Interim Residential Parking Standards* which are provided by Kent Highways Services.

Light pollution

- 40 A Concern has been raised from 27 Camden Road regarding light pollution being emitted from the lantern rooflight which is proposed over the proposed single storey rear extension.
- 41 Given the scale of the proposed lantern rooflight, it is not considered that a level of light will be emitted from the structure which will cause a significant level of disruption or nuisance in the existing residential setting.

Thames Water comments

- 42 The comments received from Thames Water can be dealt with via informative on a planning approval.

Access

Boundary issues

- 43 There is an outstanding issue with regards to the site boundary and right of access between the application site and the adjacent site of 23 Camden Road to the east of the application site. Notice has been served upon the owners of 23 Camden Road as part of this planning application and thus the boundary issues will be dealt with privately. In terms of the application, as notice has been served upon the owners of 23 Camden Road, the planning requirements have been met. The garage is to be rebuilt and will be sited in exactly the same position as the existing. The proposal will not be any closer to the shared site boundary with 23 Camden Road than that which the existing situation represents.
- 44 Notice has also been served upon the owner of 27 Camden Road as the application site and 27 Camden Road share a flying freehold.

Conclusion

- 45 It is therefore considered that the proposal is in accordance with policies EN1, H6B and VP1 of the Sevenoaks District Local Plan, policy SP1 of the Sevenoaks District Core Strategy, policies SP1, CC1, CC6 and BE4 of the South East Plan and the Residential Extensions Supplementary Planning Document.

Background Papers

Site Plan

Contact Officer(s): Helen Tribe Extension: 7136

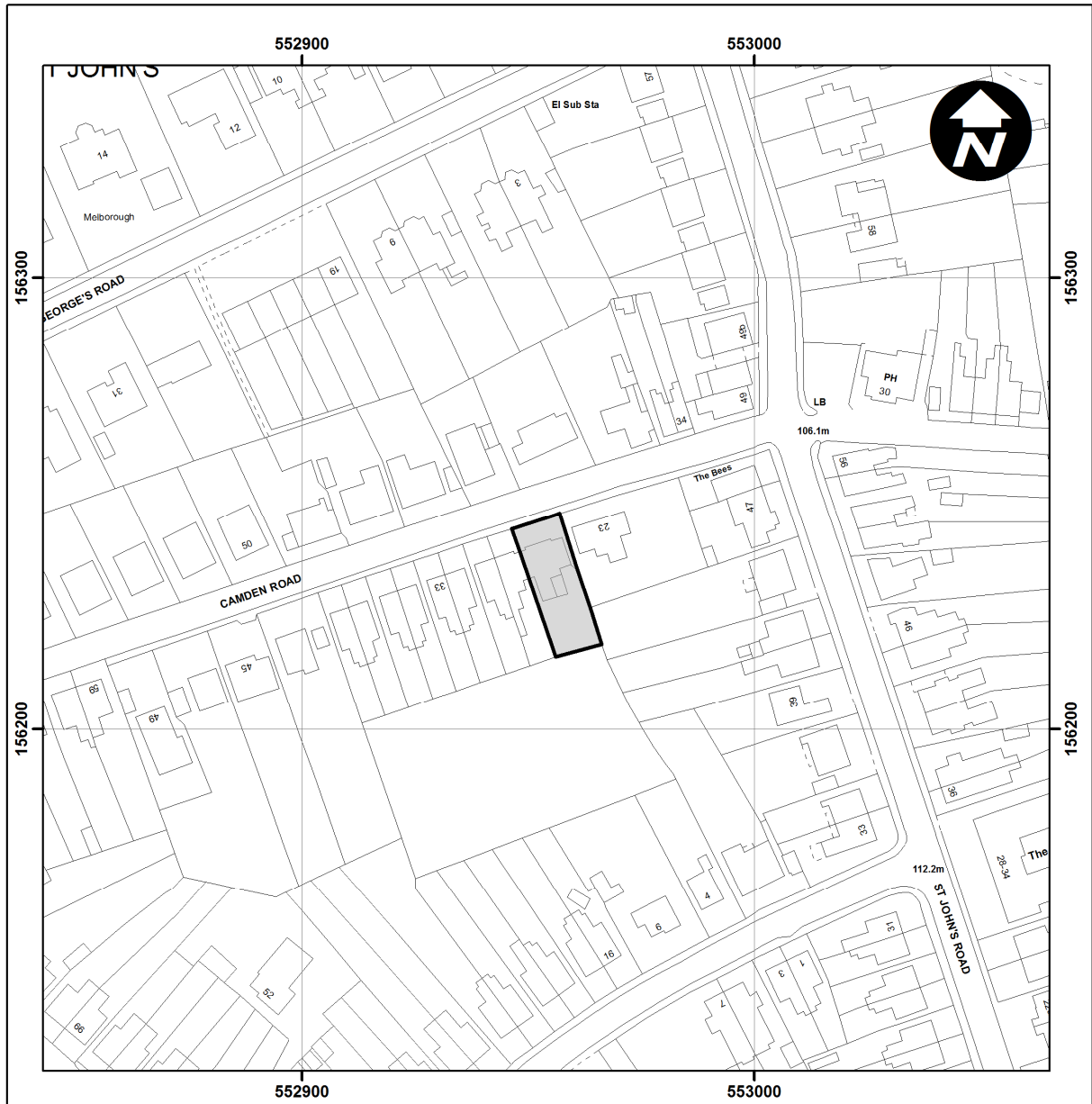
Kristen Paterson – Community and Planning Services Director

Link to application details:

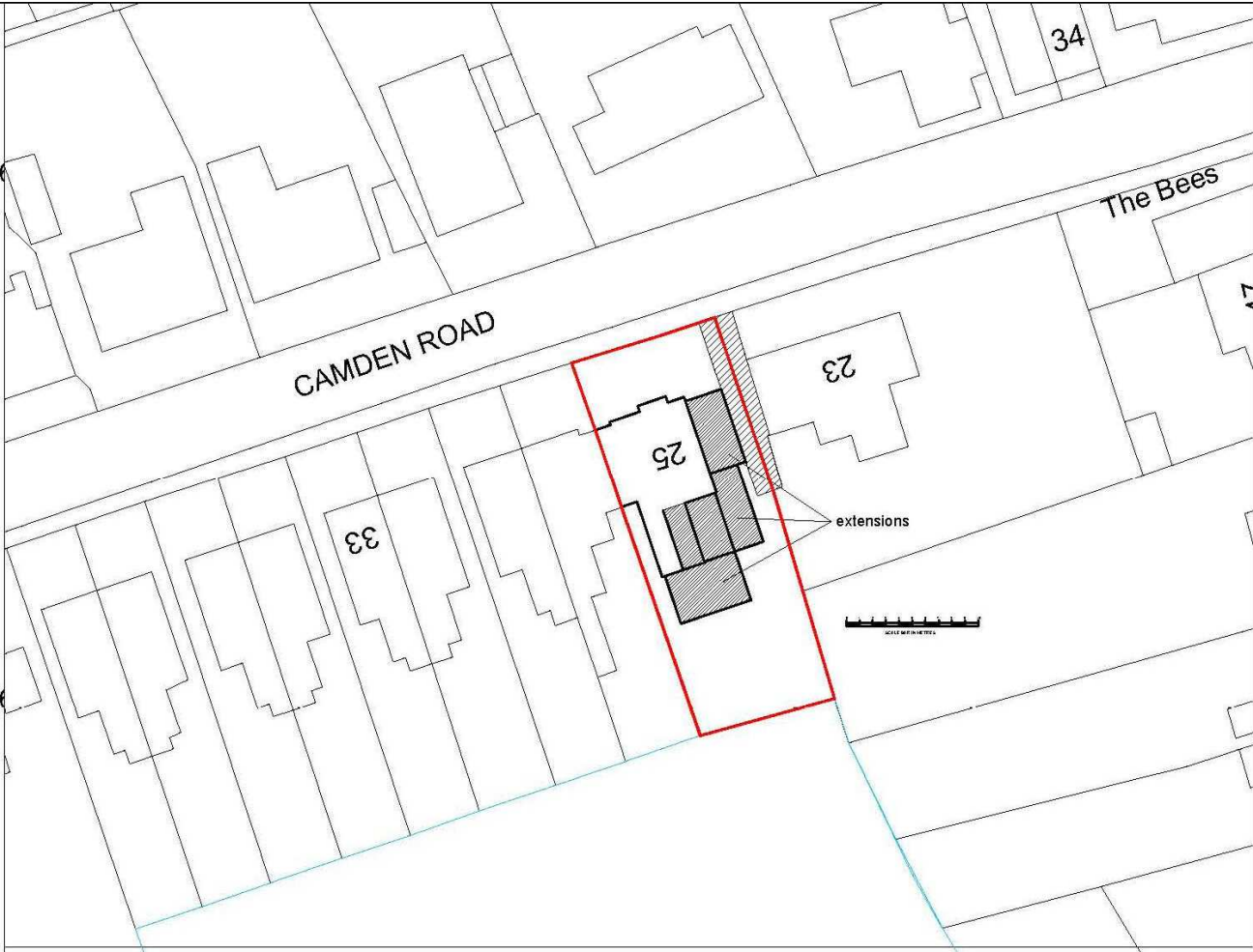
<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LR8U6MBK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LR8U6MBK8V000>



<h1>Site Plan</h1>	
Scale	1:1,250
Date	23.11.2011
	
<small>This map is based upon the Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sevenoaks District Council, 100019428, 2011.</small>	



5.02 – SE/11/02590/FUL Date expired 29 November 2011

PROPOSAL: Extension into roof space. Creation of loft conversion with rooflights to the front, side and rear. Erection of a part two storey and part single storey rear extension. Internal alterations.

LOCATION: 3 Coombe Road, Otford TN14 5RJ

WARD(S): Otford & Shoreham

ITEM FOR DECISION

The application has been referred to Development Control Committee by Councillors Lowe and Edwards-Winser as it was felt the development could result in an unacceptable form of overlooking, have insufficient parking, and result in over development of the site.

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 proposal will be carried out in accordance with the following plans; 9076/005 Rev A, 9076/0006. REV A, 9076/018 REV A, 9076/014 REV A, 9076/017 REV A, 9076/003 REV A, 9076/009 REV A, 9076/016 REV A, 9076/007 REV A, 9076/001 REV A, 9076/002 REV A, 9076/011 REV A, 9076/012 REV A, 9076/013 REV A, 9076/019 REV A, 9076/015 REV A, 9076/008 REV A, 9076/020 REV A

In the interests of proper plans.

4) No window(s) or other opening(s) shall be inserted at any time in the side elevation(s) of the extension 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.

5) The windows on both side elevations of the extension hereby approved shall be fixed shut and obscure glazed.

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

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 and H6B

Sevenoaks District Core Strategy 2011 - Policies SP1.

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.

Description of Proposal

1 Extension into roof space. Creation of loft conversion with rooflights to the front, side and rear. Erection of a part two storey and part single storey rear extension. Internal alterations.

Description of Site

2 The site is two storey detached dwelling within Otford. Coombe Road is a privately owned road ending in a hammerhead. The dwellings along this road are varied. In the immediate area the dwellings are single and double storey. The closest neighbouring property is no. 2 Coombe Road, an eighteenth century cottage that has been extended to the rear. No. 4 Coombe Road is set deeper within its plot than the wider street scene and is set at a right angle to the application site.

Constraints

3 None.

Policies

South East Regional Plan

4 Policy - CC6

Sevenoaks District Local Plan

5 Policies - EN1 and H6B

Sevenoaks Core Strategy

6 Policy - SP1

Planning History

- 7 09/00592/LDCPR - Conversion of garage to habitable room. GRANTED.
- 8 06/02675/CONVAR - .Application to remove condition 3 (windows to be maintained fixed shut and obscure glazed) and 4 (no new windows in the eastern elevation) of approval SE/05/00748/FUL. REFUSE
- 9 05/00748/FUL - Two storey rear extension and conservatory (alternative to 05/00088/FUL to show a gable style roof to the proposed extension instead of hipped). GRANTED.
- 10 05/00088/FUL - Two storey rear extension and conservatory (as amended by plan no. E- 837-SY-tp03B received on 8/3/05). GRANTED
- 11 04/02908/FUL - Two storey rear extension and conservatory. WDN
- 12 02/02324/FUL - First floor side extension & pitched roof over garage. GRANTED
- 13 99/00093/HIST - Change from flat roof to pitched roof on existing single storey porch extension at front of house. GRANTED

Consultations

- 14 None.

Representations

- 15 11 neighbours have been consulted and 3 neighbour representations have been received. These raise the following concerns;
- 16 Overdevelopment with regards the amount the property has previously been extended.
- Loss of privacy to both neighbouring properties
 - Not enough parking.
 - Not in character with the area.

- Overshadowing
- 17 The residents of 3 Coombe Road have written the following in response;
- That the property has 3 off road parking spaces and their family only 2 cars. The access to Coombe Road itself will not be altered.
 - That the proposal will not result in a 7 bedroom house as some of the rooms will provide space for a guest room, storage space and a play room.
 - That they do not believe the proposal will have an impact on the privacy of the neighbouring properties and the existing Juliet balcony will be removed.
 - That the proposal will not result in a cramped development within the plot and the proposal will not encroach any closer to the boundary of either of the neighbouring properties.

Head of Development Services Appraisal

Principal Issues

- 18 The principal issues in this instance are the impact of the proposal on the character of the existing dwelling, the impact on the wider street scene and the potential loss of any amenities to the neighbouring properties including, daylight, outlook and privacy. Policies EN1 and H6B of the Sevenoaks District Local Plan apply as do Policies CC6 of the South East Regional Plan and SP1 of the Sevenoaks Core Strategy. The Sevenoaks District Council Supplementary Planning Document for Householder Extensions is also relevant.

Impact on the character of the dwelling house

- 19 Policy EN1 of the SDLP identifies a broad range of criteria to be applied in the consideration of planning applications. Criteria 1 states that the form of the proposed development, including any buildings or extensions, should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. The design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard. Policy H6B of the SDLP states that residential extensions shall be subject to the principles in Appendix 4. Amongst other things, Appendix 4 states that The extension itself should not be of such a size or proportion that it harms the integrity of the design of the original dwelling or adversely affect the street scene.
- 20 The rear roof of the proposal does not match that of the existing dwelling. However it does remain subsidiary to it as the majority of it will be lower than the existing ridge height. Over all the proposal does not exceed the height of the existing dwelling. In addition it does not extend the entire width of the dwelling, being set in almost 3 metres on one side and just over a metre on

the other. This does not include the single storey extension. However the single storey extension will not have a significant impact on the overall appearance of the rear elevation as it will be subservient to the main dwelling and to the two storey element of the extension.

- 21 It is noted that this property has been extended in the past, and that cumulatively the current proposal results in a substantial increase in size. However, it is not felt that this automatically results in over development of the site as the size of the proposed dwelling would still be in proportion with the size of the plot .

Impact on the wider area/street scene

- 22 The works proposed are to be carried out to the rear of the property and therefore will not have an impact on the street scene.
- 23 Issues have been raised about the context of the proposed extension in relation to the more historic buildings in the area. There are eighteenth century cottages, which are not listed, to the west of the site (2 Coombe Road and Kennels Cottage) and Warren House opposite. However, there are other modern dwellings all along Coombe Road of various designs and sizes. As mentioned above the proposal will not be clearly visible from the street, and given the other modern dwellings in the area will not be out of character.
- 24 When viewed from the rear it will be apparent that the proposed extension is separate from 2 Coombe Road. It is not felt therefore that the proposal will have a negative impact on the character of this dwelling.

Impact on the neighbouring properties

- 25 The two properties that could be affected by the proposal are 4 Coombe Road to the east and 2 Coombe road to the west. Criteria 3) of policy EN1 of the SDLP states that the proposed development must 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. Appendix 4 to H6B also states that proposals should not result in material loss of privacy, outlook, daylight or sunlight to habitable rooms or private amenity space of neighbouring properties, or have a detrimental visual impact or overbearing effect on neighbouring properties.

2 Coombe Road:

- 26 At ground floor level the rear elevation includes french windows closest to the shared boundary and a conservatory next to these. There is an existing boundary hedge of 3 metres along the rear garden at 2 Coombe Road, but this stops when it reaches the dwelling house. The 45 degree test for daylight has been carried out on the rear french windows of 2 Coombe Road and passes on both the plans and elevations. With reference to sunlight the sun rises in the east to the far side of the application site and moves south around the front of the properties. Given this there will not be a significant loss of sunlight except in the very early morning.

- 27 With reference to loss of privacy there is a new velux roof light proposed on the west facing elevation. This replaces an existing velux rooflight. The new rooflight will be set higher in the roof and will be frosted. A condition can also be put on this to ensure that it is fixed shut.
- 28 There are additional windows proposed on the rear facing elevation of the proposal, including two added to the new second floor, and a velux in the roof. However these will offer only an oblique view down the rear gardens of the neighbouring properties.
- 29 In terms of loss of outlook The two storey element of the proposal will be extending the overall height of the property back by 2.5 metres. This part of the proposal will be set in 5 metres from the shared boundary. It is noted that the two storey element of the proposal will be set up from ground level by 0.5 metres, however given the distance it will be set back from the shared boundary it is not thought that it will have an overbearing impact on no. 2.
- 30 The single storey element of the proposal will be set 1.4 metres from the shared boundary and will be viewed against the existing two storey dwelling which will minimise its impact. Furthermore it replaces an existing conservatory on the same footprint and the overall height of the proposed structure will not exceed the height of the existing conservatory. Therefore the existing situation on site will not be materially altered.

4 Coombe Road:

- 31 There is a amenity space to that back of the property which is adjacent to no. 3. There are a number of windows along this elevation which serve habitable rooms. The four bay windows at ground floor serve three bedrooms and a lounge. The two first floor windows serve a bedroom and a staircase.
- 32 There are a number of mature trees along the shared boundary of the property and these are on no. 4's side of an existing brick wall. The proposal at no. 3 will not be built directly up to this shared boundary and therefore the trees will be unaffected by the proposal. However conversation with the applicants reveal that the larger fir tree along the boundary is dying. The side of the tree that faces no. 3 is much thinner than that which faces no. 4 although there is no time frame for how long the tree is likely to survive. There is a smaller, thinner conifer and a holly tree that will remain in situ.
- 33 The trees as they currently exist offer substantial screening along the shared boundary. The potential removal of the larger conifer does need to be taken into consideration. However if it is felt that were this tree to be removed there would not be an unacceptable impact on no. 4. Although the view from the windows/amenity space closest to Coombe Road would be more of built form rather than trees the proposed extension is set in from the shared boundary a sufficient distance (6 metres) not to result in an unacceptable loss of outlook and day light. Potential loss of privacy will be discussed more below.
- 34 In terms of sunlight the proposal could potentially result in some loss in the late afternoon/early evening. However this would affect only some of the

bedroom windows. In addition the trees on site already block this sunlight and therefore it is felt that the existing situation will not be materially altered.

- 35 In terms of loss of privacy the only new window on the east facing elevation will be a velux window in the roof. This will be frosted glass and a condition can also be put on any permission granted to ensure that is fixed shut to avoid any direct overlooking into the neighbouring property. With reference to the windows on the rear elevation the previous comments on rear facing windows at first floor level apply.
- 36 The neighbour representations raise the issue that concerns with regard to privacy and overlooking were highlighted as part of previous applications. These concerns were taken into account as part of a previous application for a two storey rear extension and conservatory (alternative to 05/00088/FUL to show a gable style roof to the proposed extension instead of hipped). (Planning reference SE/05/00748/FUL refers) However it was felt that these could be overcome by conditions 3 and 4 which require the windows approved on the east elevation of the proposal to be fixed shut and obscure glazed, and that no windows will be added on the east elevation with out the need for planning permission. A subsequent application to remove these conditions was refused. (Planning reference SE/06/02675/CONVAR refers.)

Parking

- 37 There is currently hard standing at the front of the property which accommodates three cars. The Interim Guidance Note from KCC stipulates that the minimum parking spaces for a property with more than four bedrooms in a suburban area is 2. Therefore an objection can not be lodged on Highway grounds.

Conclusion

- 38 The proposal is not thought to have a negative impact on the character of the dwelling or the wider area. There is a potential for loss of privacy to the neighbouring dwellings but this can be mitigated by way of condition. There will not be a loss of light and outlook as a result of the proposal.

Background Papers

Site and Block Plans

Contact Officer(s): Deborah Miles Extension: 7360

Kristen Paterson
Community and Planning Services Director

Link to application details:

Agenda Item 5.2

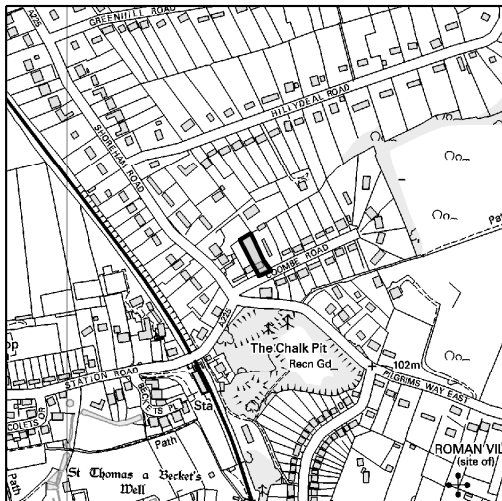
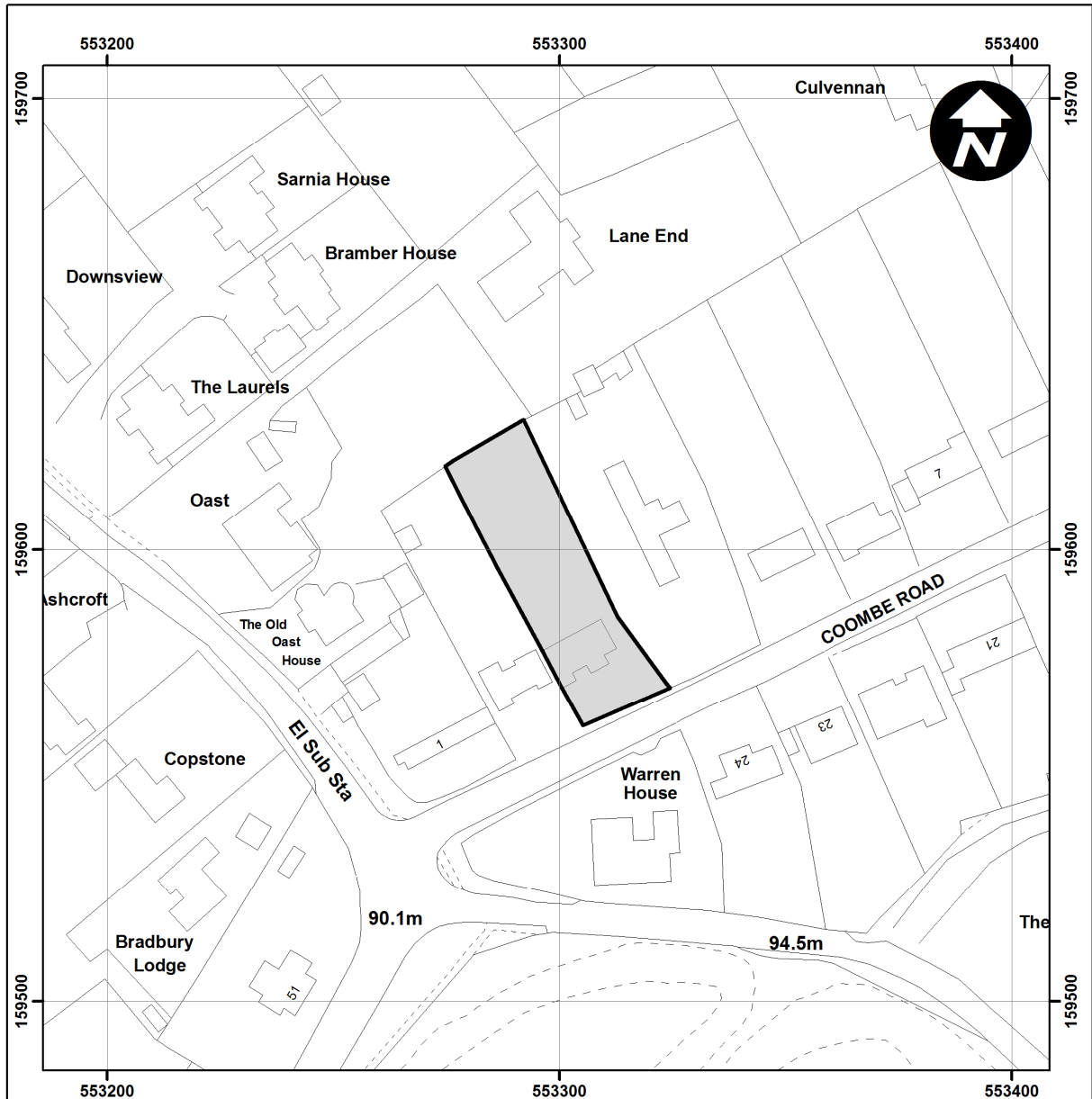
Development Control Committee - 15 December 2011

SE/11/02590/FUL

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LSL88XBK0CR00>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LSL88XBK0CR00>

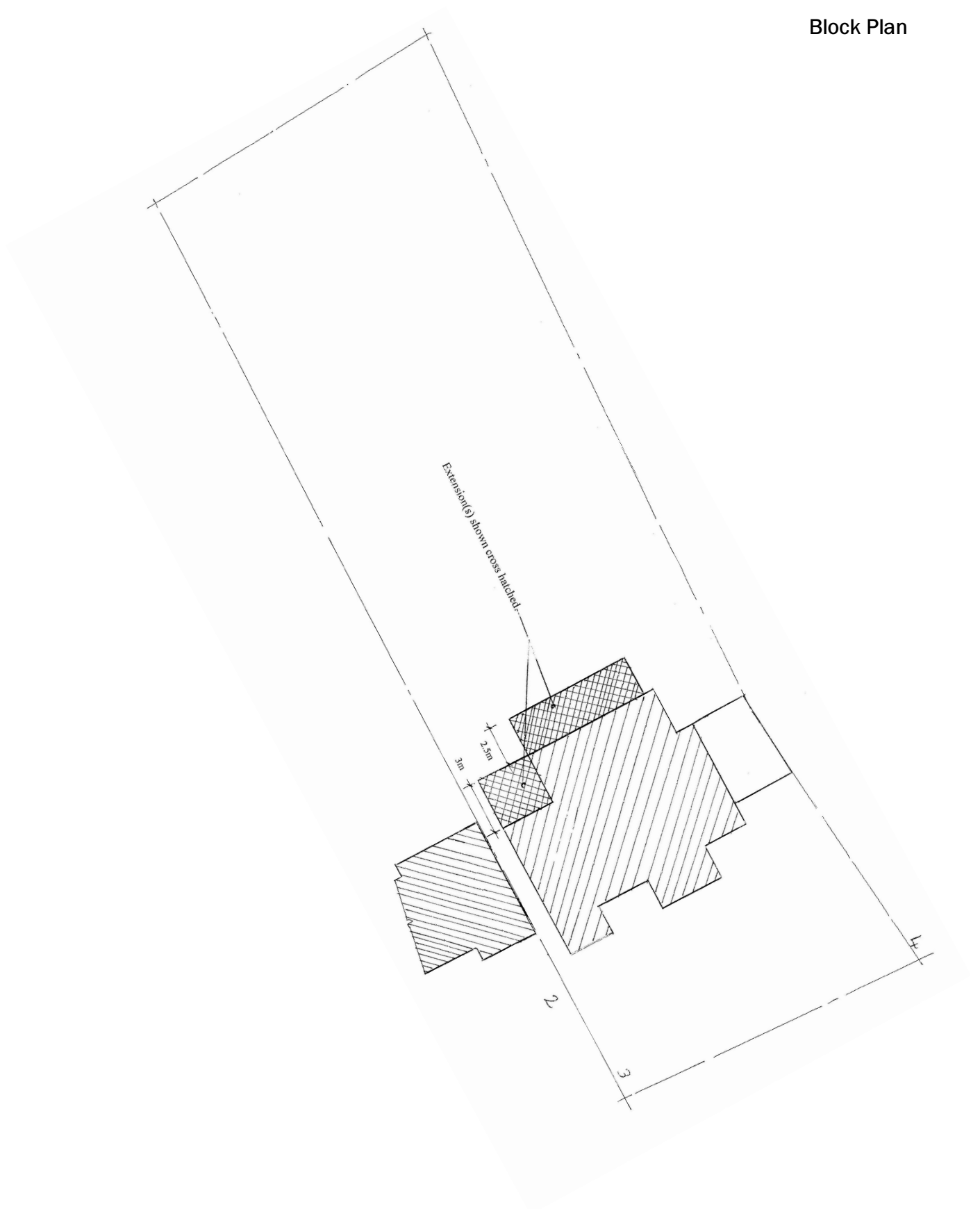


Site Plan

Scale 1:1,250
Date 29.11.2011

Sevenoaks
DISTRICT COUNCIL

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 Sevenoaks District Council, 100019428, 2011.



Agenda Item 5.2

Development Control Committee - 15 December 2011

SE/11/02590/FUL

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5.03 – SE/11/02120/CONVAR Date expired 10 October 2011

PROPOSAL: Variation of condition 1 of SE/07/03543/FUL - (Change of use to caravan site for stationing of 5 caravans (3 mobile homes and 2 touring caravans) for Travellers, with retention of associated hardstanding, septic tank, sheds and fencing (retrospective). Two utility blocks are proposed on the site.) to either make the site permanent or renew the time limited condition for a further temporary period.

LOCATION: Land South West of, Deja Vu Nightclub, London Road, Swanley, Kent

WARD(S): Swanley St Mary's

ITEM FOR DECISION

This application has been reported to Development Control Committee by Councillor Fittock as the proposal constitutes as inappropriate development within the Green Belt, loss of amenity to adjacent neighbours and concerns on highway safety matters.

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

1) This planning permission is granted for a temporary period of three 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 Mrs E O'Donahue and her dependants, Mrs T B Nolan and her dependants and Mrs J Casey and her 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 the residents and their 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 5 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 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 Rev. A received on 15th August 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.

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

The South East Plan 2009 - Policies SP5, CC6, H4

Sevenoaks District Local Plan - Policies EN1

Sevenoaks District Core Strategy 2011 - Policies LO8, SP6

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

The following very special circumstances exceptionally outweigh any harm by reason of inappropriateness and any additional harm to the Metropolitan Green Belt by reason of other factors:

- a) the applicants are considered to be Gypsies;
- b) there is a clear and immediate need for accommodation within Sevenoaks District and a backlog of unmet need as established by the Gypsy and Traveller Accommodation Assessment; and
- c) a temporary permission would not result in a permanent adverse impact on the openness and character of the Green Belt.

The traffic movements generated by the development can be accommodated without detriment to highway safety.

Description of Proposal

- 1 The application seeks consent for the permanent use of the land for a gypsy and traveller caravan site including the amenity buildings or to vary condition one of planning permission SE/07/03543 to extend the existing temporary time period. The proposed scheme would provide three static mobile homes and 2 touring caravans with two amenity buildings. The applicants own the full extent of the triangular parcel of land.

Description of Site

- 2 The site is a triangular parcel on the main road to the west of Swanley on the corner of Hockenden Lane and London Road, opposite the former Deja Vu Night Club site whereby a hotel and restaurant complex now resides. There are hedgerows on both road boundaries and a coniferous hedge on part of the south-western boundary.
- 3 The application is in retrospect with a large part of the site now covered in hardstanding material and the area subdivided by low level close boarded fences. It is occupied by a mobile home and touring caravans.
- 4 The site is within the Green Belt. It is visible from the main road to the west of Swanley.
- 5 At present the occupants have strengthened the north-eastern boundary by soft landscaping planting.
- 6 The nearest neighbours are Russet House, the Gospel Church and a residential flat adjacent the site. To the opposite side of London Road is a hotel complex with a restaurant.
- 7 There are three static mobile homes on site, 2 touring caravans and two utility blocks.

Constraints

- 8 Metropolitan Green Belt

Policies

South East Plan

- 9 Policy– CC6

Sevenoaks District Local Plan

- 10 Policy – EN1

Sevenoaks Core Strategy

- 11 Policies – SP1, LO8, SP6

Other

- 12 Policies - PPS1, PPS7, PPS3
- 13 Circular 01/06 - Planning for Gypsy and Traveller Caravan Sites
- 14 Gypsy and Traveller Study, Sevenoaks Final Report 2006

Planning History

- 15 07/03543 - Change of use to caravan site for stationing of 5 caravans (3 mobile homes and 2 touring caravans) for Travellers, with retention of associated hardstanding, septic tank, sheds and fencing (retrospective). Two utility blocks are proposed on the site – GRANTED (Temporary Permission)
- 16 Planning permission was refused (SE/04/02643) for the change of use of the land to a residential caravan site for two Gypsy families with 4 caravans and one transit pitch. A subsequent appeal was dismissed and an enforcement notice was upheld but with a longer period (24 months from 29 November 2005) for compliance. The notice required removal of the caravans and associated development and reinstatement of the land. The applicants were the same. (Note: Government policy has changed since this appeal decision with the publication of Circular 01/2006 referred to in the Appraisal section below).
- 17 03/00029 Proposed erection of 5 detached chalet style dwellings with double garages - REFUSED.
- 18 00/00162 Outline application for proposed erection of eight nursery workshop units - REFUSED and DISMISSED APPEAL.

Consultations

SDC Environmental Health Officer

- 19 No comments

KCC Highways Officer

- 20 No objections.

Representations

Swanley Town Council

- 21 Objects for the following reason:

“... the proposed development being intrusive and inappropriate resulting in harm to the character of the MGB. There is the potential for a loss of amenities to the neighbouring property with the site being higher and overlooking the neighbouring property. There are Highways implications with access on an unsighted bend and especially with the increased traffic flow

opposite the site following the completion of the Premier Inn and Beefeater restaurant as well as the recent permission for a change of use from agricultural storage, packing & distribution to a mixed use of B1 B2 & B8 at the neighbouring property at Upper Hockenden Farm Maidstone Road Swanley Kent"

Neighbours

22 One comment received - Gospel Baptist Church – No objection raised

Head of Development Services Appraisal

Consideration

The main considerations of this proposal are:

- The status of the applicant in relation to the advice contained within Planning Circular 01/2006 – Planning for Gypsy and Traveller Caravan Sites
- Whether the development constitutes inappropriate development in the Green Belt and whether the proposal causes any other harm to the important attributes of the Green Belt. Should the scheme be considered to constitute inappropriate development it would be necessary to consider whether there are any very special circumstances or other material considerations that would justify permission.
- Impact on character and appearance of the rural area and on the visual amenities of the Green Belt.
- The impact on highway safety
- The impact on surrounding residential amenities.

Status of applicant

23 Circular 01/06 defines Gypsies and Travellers as:

"Persons of nomadic habit of life whatever their race or origin, including such persons who on grounds only of their own or their family's or dependants' educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling show people or circus people travelling together as such."

23 It has been accepted on all previous submissions and appeals that the families on-site comply with the definition of Gypsy status.

24 The families on site still travel away with other family members to the horse fairs (in particular Stow and Appleby) and tell me that the last two summers they have spent mostly in Scotland travelling around Edinburgh and Perth where they can still find sites to stop on.

- 25 The families have not given up their travelling way of life. The young children are still being brought up in this tradition but clearly they have need to be settled due to their personal circumstances for health and educational needs.

Green Belt

- 26 The application site is located within the Metropolitan Green Belt. Planning Policy Guidance Note 2 (PPG2) states that there is a general presumption against inappropriate development in the Green Belt. This includes material changes in the land use which do not maintain openness.
- 27 The use of the land for the stationing of mobile homes/caravans with associated works would, by its very nature, have a greater impact on the openness of the Green Belt. The development would result in a loss of openness, which is the most important attribute of the Green Belt. As such, and in accordance with paragraph 3.12 of PPG2 the proposal constitutes inappropriate development. Inappropriate development is by definition harmful to the Green Belt.
- 28 In respect of the impact of the structures on the openness of the Green Belt, historically the site has had some element of hard standing, and the existing boundary treatments has now provided a more defined means of enclosure to the street. The existing mobile homes and touring caravans are low level structures in comparison to more permanent built form, and although domestic paraphernalia, such as television aerials adds to the urbanisation of the plot, the impact upon the wider openness of the Green Belt is somewhat limited by the low level appearance of the structures.
- 29 This does not outweigh the presumption against inappropriate development, in order for inappropriate development to be permitted, very special circumstances need to be demonstrated which clearly outweigh the harm by reason of inappropriateness and any other harm. This will be considered after all other matters.

Impact on character and appearance of surrounding area

- 30 PPS1 encourages design which responds positively to its context and developments which fail to take opportunities for enhancing the character of an area should not be permitted. Designs should complement the neighbouring buildings in terms of scale, density, layout and access.
- 31 Policies CC6 of the South East Plan and EN1 of the Sevenoaks District Local Plan require that development respects and takes opportunities to enhance the character and distinctiveness of the locality. The form of the proposed development, including any buildings or extensions, should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. The design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard so that the distinctive character of villages is not damaged.

- 32 Policy SP1 of the Sevenoaks Core Strategy seeks for all new development to be of high quality and respond to the distinctive local character of the area. Policy LO8 of the Sevenoaks Core Strategy requires that the countryside should be conserved and the distinctive features that contribute to its character protected and enhanced.
- 33 The site is outside the built area of Swanley and was previously open land. The policies of the development plan seek to maintain the character and appearance of the area.
- 34 There is advice in PPS7 in relation to new dwellings in the countryside (this applies to mobile homes as well as permanent dwellings). As a matter of principle new dwellings should be strictly controlled and there must be special justification.
- 35 The site whilst it may appear isolated, is not a significant distance from the main residential development of Swanley. Further north west lies a small collection of commercial/agricultural outlets and seasonal agricultural workers accommodation, which when viewed cumulatively, the impact of the low level buildings proposed to be retained is limited on the wider landscape character.
- 36 Whilst the site does have some visual impact from outside the site, again the low level structures and tidy appearance of the site limits the visual harm, particularly within the context of rural, residential and commercial uses within close proximity. The retention of the proposed use would comply with the above policies and would preserve the character of the area.

Highway Safety and parking

- 37 Policy EN1 of the Sevenoaks District Local Plan requires that development should ensure satisfactory access for vehicles and pedestrians. The Kent Highway Authority have raised no objection to the existing access or its use based on Highway Safety. Since the previous appeal there has been amendments to the extent of reducing visibility splays by Manual for streets and the Circular 01/2006 advised that 'proposals should not be rejected if they would give rise to modest additional daily movements and/or the impact would not be significant' (paragraph 66). As such this consideration was given weight in order to overcome the Inspectors decision in the 2005 appeal. Furthermore, the site has been in existence for more than three years and has not presented itself as an issue in terms of trip generation and highway safety issues.
- 38 It is noted that there has been a recently erected front entrance gates. The gates do not cause obstruction to the existing visibility splays. Notwithstanding this, this unauthorised development requires planning permission, but has not been presented to be considered at this time. In any event, should a temporary planning permission was to be granted, the development would have to be removed upon expiry of the permission.
- 39 On considering the above, no objection can be raised in this regard despite the concerns raised by the Town Council and local Ward member.

The impact on surrounding residential amenities.

- 40 Policy EN1 from the Sevenoaks District Local Plan states that the proposed development including any changes of use 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.
- 41 The nearest neighbour affected by this proposal is the residential dwelling known as Riddings located approximately 6m southwest of the nearest boundary. On this boundary is an mature conifer screen that extends along the full length of the neighbouring boundary. This conifer screen is approximately 6-7m in height that acts as a privacy screen. With this boundary treatment in place is an effective control against the possible loss of privacy.
- 42 As such it is considered that the adjacent property would not detrimentally affected by this development in terms of loss of residential amenity. This proposal would accord to in part with Policy EN1 of the Local Plan.

Very Special Circumstances

- 43 In accordance with paragraph 3.2 of PPG2 it is necessary to consider whether very special circumstances exist that clearly outweigh the defined harm by reason of inappropriate development and any other harm identified.
- 44 The applicant's agent recognises that the application amounts to inappropriate development in the Green Belt and has submitted the following considerations as a case of Very Special Circumstances
- Unmet need for Gypsy sites in Sevenoaks;
 - Absence of alternative provision in Kent as a whole;
 - The scope for temporary permissions under Circular 01/2006;
 - No pitches available on larger gypsy sites;
 - Removal of the family would cause significant upheaval to the health educational needs of the children now on site.
- 45 Adopted national policy is still set out in ODPM Circular 01/06. It states that local authorities should consider granting temporary permissions 'where there is unmet need but no available alternative gypsy and traveller site provision in an area but there is a reasonable expectation that new sites are likely to become available at the end of that period'. Para. 46 advises that substantial weight should be given to unmet need in considering whether temporary permission should be granted. The Gypsy and Traveller Accommodation Assessment (2006) provides the most recent assessment of the need for pitches in the District. It showed a need for 64 pitches to be provided in the period 2006-2011. The Council have commissioned up-to-date assessment.

- 46 At the time that the decision granting temporary permission for development on this site was made (June 2008), the South East England Regional Authority were preparing a Partial Review of the South East Plan, which would have set the number of pitches that each District would provide. It was expected that once this process had been completed, local authorities would have greater certainty over the number of pitches that they would need to plan for through their site allocations in LDFs and development control decisions. The coalition government decided to scrap the Partial Review of the South East Plan in 2010 and has also recently consulted on a new national policy document ('Planning for Traveller Sites'). If adopted, 'Planning for Traveller Sites' would require each local authority to 'set pitch and plot targets which address the likely permanent and transit site accommodation needs of travellers in the light of historical demand'. It would also give local authorities a 6 month period to put in place a 5 year supply of deliverable gypsy and traveller sites to meet forecast need, after which local authorities should 'consider favourably applications for the grant of temporary planning permission'. The Council currently propose to consider the impact of these changes and allocate sites in response to the identified need through a future Development Plan Document.
- 47 It is also clear now that until additional sites are identified through a DPD, there is no realistic prospect that an alternative site will become available for the applicant /family.
- 48 The very special circumstances submitted, do not vary significantly in relation to the applicants circumstances from those considered by the Council in 2007. There is no real prospect of providing the families accommodation needs on an alternative site. At present, there are no available spaces on public sites and there is long waiting lists for vacant pitches at Barnfield Park, Ash and Polhill KCC sites. As such, removal of the families would likely result in unauthorised encampments elsewhere, cause significant hardship, disruption and nuisance to those who's land they may settle on and further harm to the environment. In addition it would disrupt the continued local education of the children and access to healthcare facilities.
- 49 In the medium to long term the Council has progressed with the adoption of its Core Strategy. There have been delays to preparing the DPD which have come about through the abolition of the South East Plan, but there is a good prospect of permanent sites being identified through the DPD process, to which the family could then seek to move.
- 50 I am satisfied that the personal circumstances of the applicant taken in conjunction with the guidance within circular 01/06 regarding temporary consents, the lack of availability of current sites and the Council's policy position, justifies a further three year temporary period.
- 51 A permanent consent has been considered but at present, is not justified as this would be premature to the formal consideration process of allocating gypsy and traveller sites within the DPD.

Other Issues

- 52 The objections raised by the Town Council and the local District Councillor have been fully considered for the reasons cited above. As previously mentioned, as the applicants have demonstrated very special circumstances in this instance, the harm caused to the openness of the Green Belt can be outweighed by the 'special' circumstances of the applicants. The highways officer has considered this proposal and has not raised an objection. Therefore, to raise an objection on the issues raised are not justified in this instance.

Conclusion

- 53 For the above reasons it is considered that a temporary consent for 3 years is justified. This would be consistent with the approach adopted in some other cases where the gypsy status of the applicant has been established, including Station Court, Halstead (SE/11/01510/FUL) considered at the previous September committee. Conditions included shall restrict not only the time period of the consent but also the occupants on site and the numbers of caravans.
- 54 The Officer's recommendation is, therefore, that a further temporary time limit is granted.

Background Papers

Site and Block Plans

Contact Officer(s): Sean Mitchell Extension: 7349

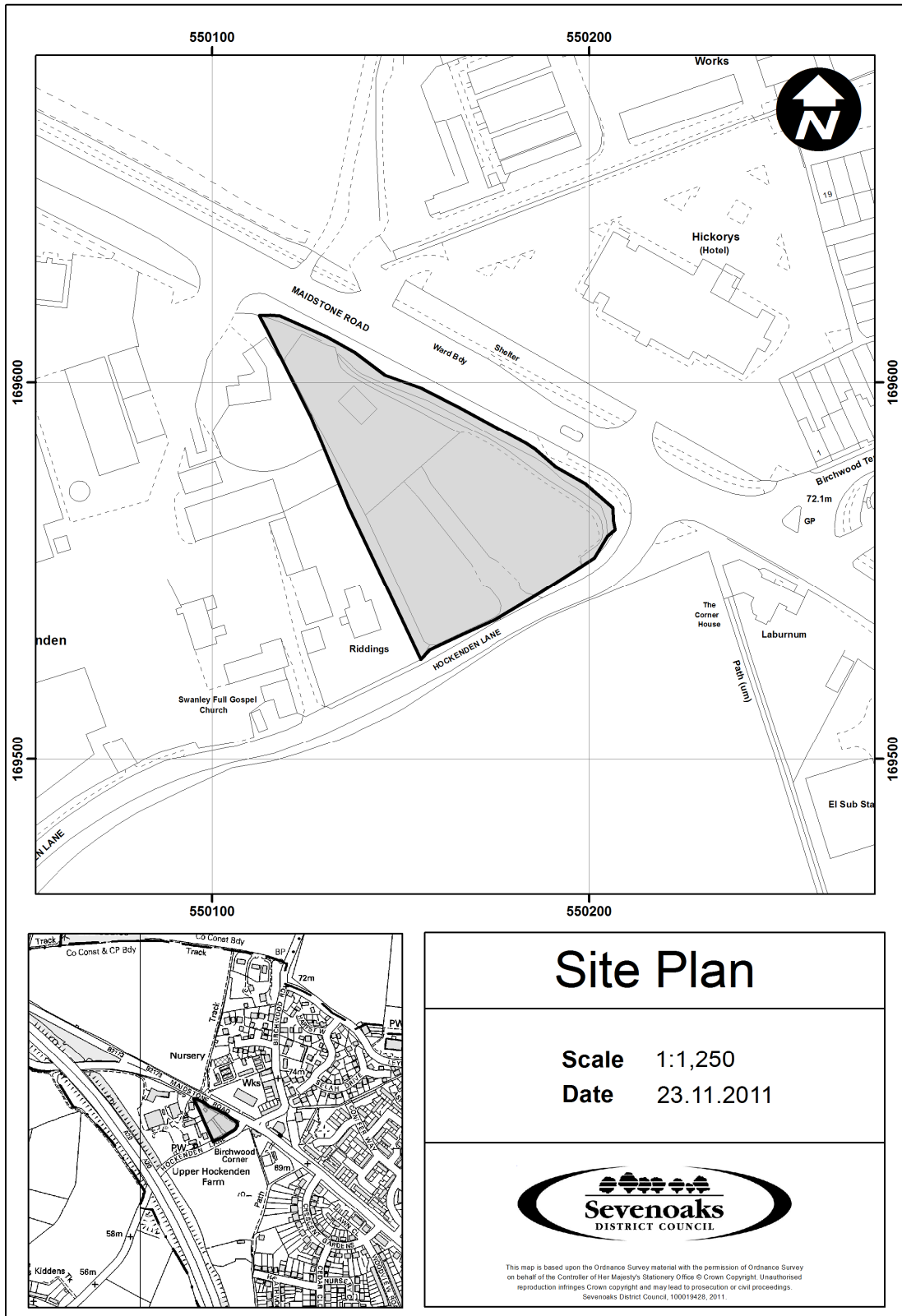
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LPYJISBK8V000>






Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LPYJISBK8V000>



CARAVAN SITE – LAND OFF HOCKENDEN LANE, SWANLEY.
Mrs E O'Donahue and Ms T B Nolan

BLOCK PLAN Rev A 15.2.08 SCALE 1:500

Key					
MH	Mobile Home	T	Touring caravan	UR	UR Utility room
	Shed/ toilet	*	Septic tank		
	Hardstanding		Grass		
	Panel fence		Hedge		



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5.04 – SE/11/01350/FUL Date expired 28 October 2011

PROPOSAL: Proposed conversion of barn and change of use of agricultural land to residential together with new access drive and converted outbuilding with new roof (as amended).

LOCATION: Terrys Farm, Rectory Lane, Hever TN8 7LH

WARD(S): Cowden & Hever

ITEM FOR DECISION

The application has been referred to Development Control Committee by Councillor Gerry Ryan who believes that the proposal has no detrimental impact upon the Green Belt.

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

The proposed change of use of agricultural land to residential together with new access drive represents inappropriate development within the Green Belt and an Area of Outstanding Natural Beauty. The proposal is therefore contrary to the provisions of Policies EN1 and GB3A of the Local Plan, SP1 of the Core Strategy, PPG2 and PPS5.

It is considered that the proposed conversion of the outbuilding, by virtue of its scale and design, represents inappropriate development in the Green Belt, contrary to the provisions of Policy GB3A of the Local Plan.

Informatives

1) The applicant is advised that there is the potential for protected species impacts in the area of land take (the extension to the residential curtilage) from the field to the West of the barn. It is considered that this information should be included in any further applications

Description of Proposal

- 1 Planning permission was granted for the conversion of the barn and outbuilding into a three bedroom dwelling with garage/store area (05/00249/FUL & 05/00251/LBCALT, renewed 10/01362/EXTLMT & 10/01363/EXTLMT)
- 2 Minor design alterations are proposed to the previously approved conversion scheme, namely the addition of a total of 6 small windows, two ground floor windows to the front (south – facing Rectory Lane) elevation, two ground floor

and one first floor windows on the western side elevation (facing the Farmhouse) and one additional ground floor window on the rear (northern) elevation.

- 3 It is also proposed to change the use of the land adjacent to the barn from agricultural to residential in order to provide a new access to the barn, along with parking and turning areas. It is also proposed to convert the existing outbuilding to the rear of the barn to a garage/storage structure.
- 4 The proposal has been amended following officer advice, specifically with regards to the design of the outbuilding conversion, namely the alteration of the front elevation design in order to retain the open character of the front of the building.
- 5 An updated Structural Survey has also been submitted on officer advice for this outbuilding, and very special circumstances have been put forward for the change of use of the land. The hard standing to the front of the barn has been removed, and the fence has been altered from close boarded design to post and rail. Finally, a mitigation strategy for bats as been submitted.

Description of Site

- 6 Terrys Farm is located on Rectory Lane, the first property on the northern side of the road adjacent to Uckfield Lane.
- 7 The property is located within the Green Belt and in an Area of Outstanding Natural Beauty.
- 8 Planning permission (and Listed Building Consent) has been granted (05/00249/FUL & 05/00251/LBCALT and renewed 10/01362/EXTLMT & 10/01363/EXTLMT) for the conversion of a barn building to residential use.

Constraints

- 9 Green Belt
- 10 Area of Outstanding Natural Beauty
- 11 Grade II listed Farm House, Curtilage Listed barn

Policies

Sevenoaks District Local Plan

- 12 Policies - EN1 and GB3A

South East Regional Plan,

- 13 Policy - CC6

Sevenoaks Core Strategy

14 Policy - SP1

Planning History

- 15 SE/11/02465/FUL Proposed new driveway, parking and turning area and two bay garage and store at Terry's Farmhouse. Refused
- 16 SE/11/01353/LBCALT Proposed new driveway, parking and turning area and two bay garage and store at Terry's Farmhouse. Granted.
- 17 SE/11/01352/FUL Proposed new driveway, parking and turning area and two bay garage and store at Terry's Farmhouse. Refused.
- 18 10/01362/EXTLMT & 10/01363/EXTLMT Application to extend the time limit of an extant planning permission approved under reference SE/05/00251/LBCALT & 05/00249/FUL - Conversion of barn and outbuilding to three bedroom residential dwelling with garage/storage areas as amended by letter dated 11th May and plans received 08.07.05.
- 19 05/00249/FUL & 05/00251/LBCALT Conversion of barn and outbuilding to three bedroom residential dwelling with garage/storage areas as amended by letter dated 11th May and plans received 08.07.05. Granted.
- 20 88/00686/HIST & 88/01113/HIST (LBC) Single storey extension - Granted.
- 21 78/01732/HIST Including new dormer windows at rear and extension to side and front of dwelling - Granted
- 22 78/01598/HIST Alterations and extension to dwelling - Granted

Hever Parish Council

- 23 No comments

Consultations

Conservation Officer

(for the parallel LBC application SE/11/01351/LBCALT)

- 24 Terrys Farm is listed and this barn is thus curtilage listed. It has been substantially altered over time but retains its essential character. This scheme is very similar to that approved in 2005. Recommend consent to the conversion scheme subject to conditions : the projecting flue pipe should be painted matt black, details 1:20 of the windows and doors, windows to be stained to match the adjacent cladding . I have no objections to the garage/store building which would be simple in style and in character. I cannot. however, support the new driveway and parking/turning area, which would be intrusive and detrimental to the setting of the barn and farmhouse. If on site parking is to be provided it would be desirable, in the interests of the setting of the LBs, to remove the hard surfaced parking area on the verge and restore the grass.

Following amended drawings and re-consultation

- 25 I am pleased to note that the hard surfaced parking area to the road frontage is to be removed. This will enhance the setting of the LB. The proposed cb fencing between the buildings remains, however, and I must reiterate my objections to this as it would have a serious detrimental effect on the setting of the listed buildings. I see that the 05 consent showed no fencing whatsoever in this location. As the house and the barn are on different orientations, there should be no privacy issue. Recommend refusal as it stands.
- 26 It should be noted that the applicant has stated in writing and shown on an amended plan that the close boarded fence is replaced by a post and rail fence. The Conservation officer has indicated that she welcomes this alteration.

KCC Highways

- 27 I would have no objection to the proposals in respect of highway issues if the following conditions were applied:-
1. Removal of the hedge on the north side of Rectory Lane, from the new driveway entrance of Terry's Farm Barn (shown in drawing 1687/P/11) for a distance of 33 metres westwards towards Uckfield Lane, and this length of verge and fence-line to be kept clear of bushes or other foliage over one metre height. Reason: to improve safety by improving visibility of traffic approaching around the bend from Uckfield Lane.
 2. No works to commence until there is written approval from the Highway Authority for the design and means of constructing the new vehicle entrances across the verge to the barn and field. Reason: to ensure the new entrances tie-in satisfactorily with the carriageway in Rectory Lane and have no adverse impact on the Highway.

KCC Ecology

- 28 Under the Natural Environment and Rural Communities Act (2006), "Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.". In order to comply with this 'Biodiversity Duty', planning decisions must ensure that they adequately consider the potential impacts of a proposed development on protected species.
- 29 Planning Policy Statement 9: Biodiversity and Geological Conservation states that "the aim of planning decisions should be to prevent harm to biodiversity".
- 30 Paragraph 99 of Government Circular (ODPM 06/2005) Biodiversity and Geological Conservation - Statutory Obligations & Their Impact Within the Planning System states that 'It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted otherwise all relevant material considerations may not have been addressed in making the decision.'

31 Natural England has published Standing Advice on protected species and Ancient Woodland. When determining an application for development that is covered by the Standing Advice, Local Planning Authorities must take into account the Standing Advice. The Standing Advice is a material consideration in the determination of applications in the same way as a letter received from Natural England following consultation.

32 We are satisfied that the July 2011 bat survey report has adequately assessed the potential for bats being impacted by the proposed development. The barn has been identified as a bat roost and mitigation measures are detailed in section 7.

33 We recommend the use of a planning condition, if permission is granted, requiring the submission and implementation of a detailed mitigation strategy.

34 In our previous response we also requested further information on the potential for protected species impacts in the area of land-take from the field to the west of the Barn. We have not yet been satisfied on this.

Following the submission of a Method Statement -

35 Thank you for forwarding these documents. We are satisfied that the method statement for bats is sufficient and meets the need we previously identified for the submission of a detailed mitigation strategy for bats to be a condition of planning.

36 Our query regarding the field land-take and potential for ecological impacts has still not been addressed (see our previous responses dated 11th July and 9th August 2011).

Representations

37 None received.

Head of Development Services Appraisal

38 The main considerations of this application are:

- The principle of the development in Green Belt and Policy terms
- The siting/impact of the development on the character and appearance of the main dwelling and the AONB
- Highways Issues

Principle of development

39 PPG2 establishes that new buildings inside a Green Belt are inappropriate unless for one of a number of purposes. This includes the re-use of existing buildings and outbuildings.

40 The LPA will permit the re-use of buildings within the Green Belt providing:

- 1) The proposed new use will not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land within it;
 - 2) The buildings are of permanent and substantial construction and are capable of conversion without major or complete re-construction; and
 - 3) The form, bulk and general design of the buildings are in keeping with their surroundings and respect local building styles and materials.
- 41 If a proposal does not meet the foregoing criteria conditions will be imposed if it is possible to overcome prospective harm by such means, e.g. to improve the external appearance of a building which is considered to have a significant adverse effect on the landscape in terms of visual amenity. Proposals for related use of land surrounding are-used building will not be permitted where they conflict with the openness of the Green Belt and the purposes of including land within it.
- 42 Proposals for the conversion of existing rural buildings to dwellings will not be permitted where such buildings are unsuitable for conversion without rebuilding and/or extension, or extensive alteration, or where they could have a detrimental effect on the fabric and character of an historic farm building.
- 43 The creation of a residential curtilage as part of a conversion proposal will not be permitted in Areas of Outstanding Natural Beauty where this would be harmful to the character of this area.'
- 44 The existing outbuilding structure measures approx 12.5m in length and 4m in width and approx 2.4-3.1m in height. The dark stained timber structure is open on the southern side (facing the barn) and has a mono-pitch roof constructed of fibre cement sheeting. The building is currently used for storage.
- 45 It is proposed to convert this structure (and an updated Aug 2011 structural survey has confirmed that the structure is capable of conversion) to a solid pitched roof building with a garage door on its western side elevation (facing the new proposed access and turning area) and close the southern side elevation save for one open bay and one bay with door openings. The oak posts on the frontage will be retained and the front wall is set back behind these posts.
- 46 The new pitched roof of the building will raise the height to approx 4.5m and the roof will be finished in clay tiles. The structure will be finished in weatherboarding and will have a 500mm tall brick base.
- 47 Visually, the existing barn structure is very much an agricultural and rural looking building, completely timber (save for the mono-pitch roof) and open on one side.
- 48 Despite the retention of the oaks posts on the front elevation and the setting of the front wall back behind these posts, the resultant converted building will

be a lot more solid and substantial in appearance, and whilst the weatherboarding could be conditioned as dark stained to match the existing, it does not have the appearance of an agricultural building and bears little resemblance to the existing building, due to the new roof, increase in height and the closing in of the open side of the building.

- 49 The previous approval (10/01362/EXTLMT & 10/01363/EXTLMT) included permission for the conversion of this structure which included a pitched roof, however the open southern side remained, as did the existing form, materials and rural appearance.
- 50 Whilst the Conservation Officer (for the parallel Listed Building Application SE/11/1351/LBCALT) does not consider that the “simple” design of the converted outbuilding would detract from the setting of the listed buildings, it is considered that the proposed conversion of this building does not comply with the above policy, specifically “the form, bulk and general design of the buildings (should be)in keeping with their surroundings and respect local building styles and materials.”
- 51 Turning to the change of use of the land to the west of the barn from agricultural to residential, PPG2 states there is a presumption against inappropriate development and lists what is considered to represent appropriate development. This includes some new buildings, essential facilities for sport, some extension or alterations of existing buildings, the re-use of existing buildings, mining operations etc.
- 52 The proposed change of use is not included with PPG2 as appropriate development.
- 53 PPG2 states that very special circumstances are required to outweigh the presumption against inappropriate development, and these are put forward below.
- 54 Policy GB3A (see above), also states that “The creation of a residential curtilage as part of a conversion proposal will not be permitted in Areas of Outstanding Natural Beauty where this would be harmful to the character of this area.”
- 55 The site is located within an Area of Outstanding Natural Beauty and, given its prominent siting, the proposal is also contrary to this policy as it would be harmful to the existing rural open character of the area.

Very Special Circumstances

- 56 The very special circumstances put forward for the application are firstly, the parking situation. The road outside the property apparently gets congested during the beginning and end of the day due to 6 cottages opposite. The provision of off street parking for the application property will improve this situation, as well as the setting of the Listed building.

- 57 Secondly, extensive mixed native planting is also proposed, and a suitable approved landscaping scheme would provide a benefit to the landscape and for wildlife and insects.
- 58 An assessment as to whether these VSC clearly outweigh the harm in principle to the Green Belt will be made later in this report.

The impact of the development on the character and appearance of the curtilage listed barn and grade II listed farm house

- 59 Policy EN1 (from SDLP) and CC6 from (SEP) state that the proposed development should not have an adverse impact on the privacy and amenities of a locality.
- 60 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".
- 61 The principle of the conversion of the barn to residential has been accepted by the previous applications, and the proposed minor alterations – the additional small windows is not considered to alter the appearance or character of the barn. The Conservation Officer has no objection subject to conditions relating to the colour of the flue pipe and details of the proposed windows.
- 62 With regards to the proposed change of use, the land is prominently sited near the junction of Uckfield Lane and Rectory Lane and the current boundary of the residential curtilage runs up to the north in an obvious way. The Conservation Officer initially objected to the proposal due to the impact of the close boarded fencing and hard standing to the front of the barn upon the setting of the listed buildings. These two issues have been resolved – the fencing altered to rail and post and the hard standing area removed and therefore the Conservation Officer no longer objects to the scheme.

Impact upon residential amenity

- 63 There are no immediate neighbours to western side of the property, and therefore the proposed outbuilding will not have any impact upon any neighbour.

Highways Issues

- 64 Whilst the new access will be sited on the bend of Rectory Lane, the Highways Officer has no objection to the proposal subject to conditions relating to visibility splays and further information regarding the design and means of construction of the entranceway.

Ecology

- 65 Following the submission of further information (July 2011 bat survey) which identified the barn as a bat roost, the KCC Biodiversity Officer has no objection to the conversion of the barn structure and outbuilding, and is

satisfied with the submitted mitigation strategy, but does request further information on the potential for protected species impacts in the area of land-take from the field to the west of the Barn.

- 66 No such information has been forthcoming. Should a further application be submitted it is recommended that this information is submitted.

Do the Very Special Circumstances outweigh the identified harm?

- 67 As established above, the change of the use of the agricultural land to residential means that the proposal represents inappropriate development in the Green Belt.

- 68 It is considered that the additional benefit of the off road parking to the street scene and setting of the listed barn, as well as the screening and benefit of the local wildlife offered by a suitable landscaping scheme is minor compared to the detriment to the openness of the green belt as a result of the change of use of this prominent parcel of land to residential.

- 69 It is therefore considered that the very special circumstances demonstrated do not clearly outweigh the harm in principle and conflict with PPG2.

Conclusion

- 70 In conclusion, it is considered that the proposed change of use of agricultural land to residential together with new access drive is inappropriate development within the Green Belt and an Area of Outstanding Natural Beauty.

- 71 The very special circumstances put forward do not clearly outweigh the conflict in principle with PPG2 and the identified harm.

- 72 It is also considered that the proposed conversion of the outbuilding, by virtue of its scale and design, represents inappropriate development in the Green Belt.

- 73 It is therefore considered that the proposal would conflict with the requirements of Policy GB3A and EN1 of the Local Plan, SP1 of the Core Strategy and PPG2 and permission should be refused

Background Papers

Site and Block Plan

Contact Officer(s): Ben Phillips Extension: 7387

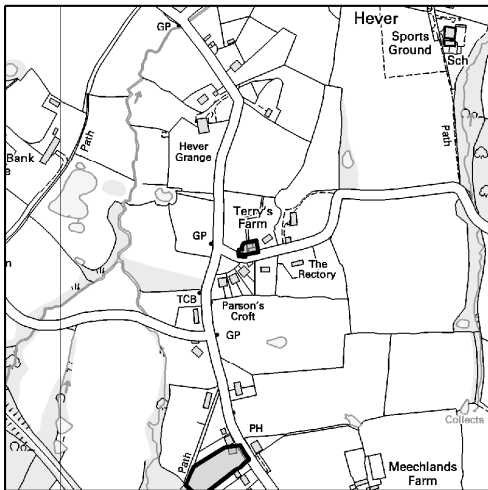
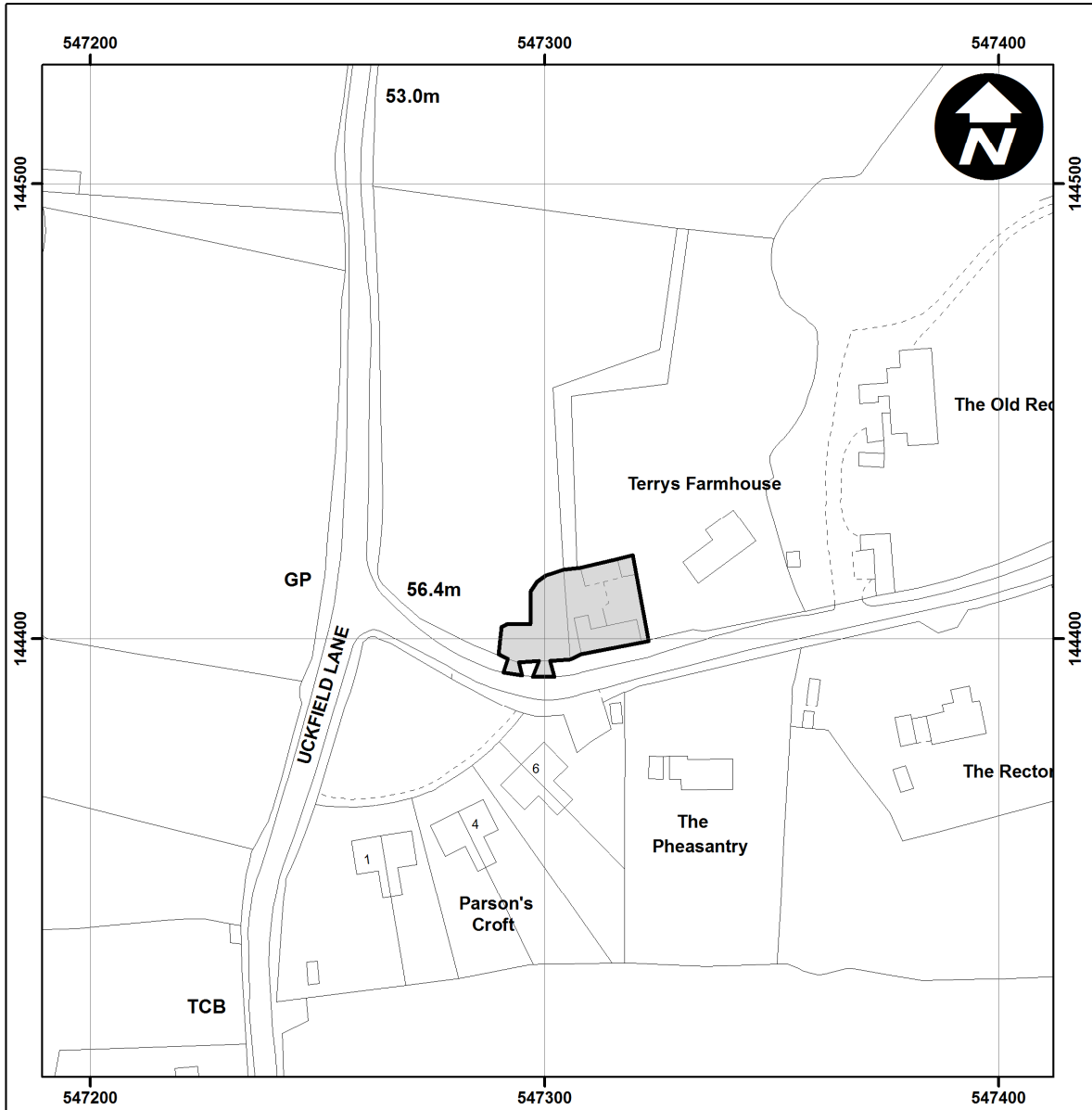
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LLZY49BK8V000>

Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LLZY49BK8V000>



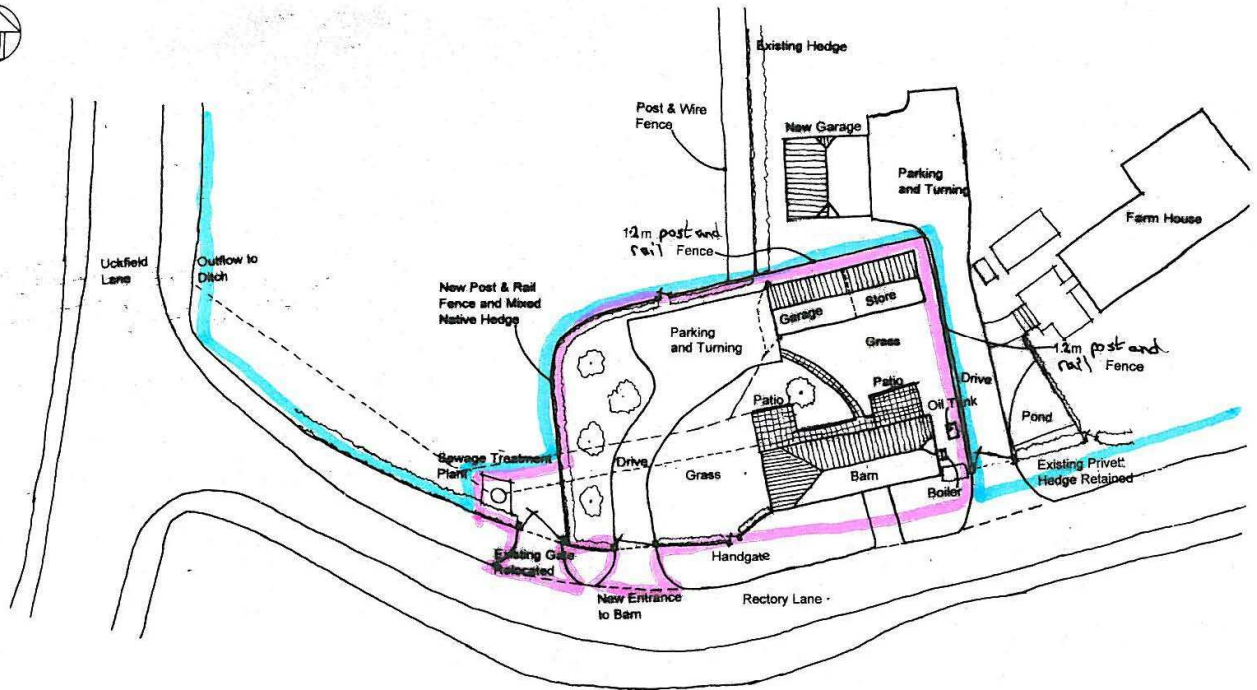
Site Plan

Scale 1:1,250

Date 23.11.2011



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Agenda Item 5.4

Development Control Committee - 15 December 2011

SE/11/01350/FUL

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5.05 – SE/11/02127/FUL Date expired 21 October 2011

PROPOSAL: Demolition of existing Scout Hall. Erection of replacement Scout Hall on land to the East of the present location, within the recreation ground adjacent to the tennis courts.

LOCATION: 6th Sevenoaks Kemsing Scout Group, Scout Hut, Heaverham Road, Kemsing TN15 6NE

WARD(S): Kemsing

ITEM FOR DECISION

This item has been referred to Development Control Committee by Councillors Stack and Butler to discuss the 'Very Special Circumstances' argument in respect of the Green Belt case advanced.

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

The proposed development by virtue of its inappropriateness and position within the recreation ground would be harmful to the openness and visual amenities of the green belt contrary to the provisions of PPG2 Green Belts, policy SP5 of the South East Plan and policies LO1 and L07 of the Core Strategy.

The proposed scheme would result in further sporadic development within this part of the Kent Downs AONB which would be harmful to the rural character of that land contrary to the provisions of policy C3 of the South East Plan and policy SP1 of the Core Strategy.

The proposed development would result in the loss of open recreation space contrary to the provisions of policy S5 of the South East Plan and policy SP10 of the Core Strategy .

Description of Proposal

- 1 The proposed site would lie to the north of the car park on the eastern side of the recreation ground outside the village of Kemsing.
- 2 It would comprise a rectangular essentially single storey building albeit with floor/ceiling heights of some 7.2m in parts. This height would allow provision of a climbing wall. It would lie parallel to the adjacent boundary hedge/trees. Emergency vehicular access would cross the existing car park to the south and run up to the front of the building. It would provide a main hall with adjacent office, kitchen, store room, garage/store, and entrance lobby/waiting

area with toilets. The floor area of the proposed compared to the existing would represent an increase of approx 7%.

- 3 The building would be set into the slope of the land. Externally it would comprise rendered elevations to the front and east facing elevation with cedar clad elevations on the west facing elevations. Areas of zinc cladding would also be used around the clerestorey windows in the flank elevations. The roof is a series of mono pitched roof slopes: those large roofslopes facing towards the open area of the recreation ground would be 'green' with a covering of sedum and natural grasses whilst the roof slopes facing towards the belt of trees to the east would be clad in zinc.
- 4 The front of the building would be set on a plinth of incorporate stone filled gabions. A glass screen would run across the entrance ramp on the front elevation.

Description of Site

- 5 The site lies to the north of the car park and tennis courts along the eastern edge of the recreation ground which is itself sited on the eastern edge of Kemsing, to the north of Heaverham Road.
- 6 This corner of the recreation ground accommodates the tennis courts stretching in a line back from Heaverham Road, with the Sir Mark Collett Pavilion adjacent to the highway and the tennis clubhouse sited some 18m to the north east of the pavilion between two sets of tennis courts. The site of the proposed scout building forms part of a football pitch.
- 7 The recreation ground lies on rising land at the foot of the North Downs AONB. The recreation ground is bounded by trees and hedging to the north and along the eastern boundary adjacent to the site of the proposed scout building.
- 8 The existing scout hut is sited in the far western corner of the recreation ground, just to the east of residential development in Church Lane. This part of the recreation lies on ground that slopes downhill towards the village and which is well screened from the higher land to the north.

Constraints

- 9 Metropolitan Green Belt
- 10 Area of Outstanding Natural Beauty
- 11 Site of Nature Conservation Interest - to the north of the recreation ground.

Policies

South East Plan

- 12 Policies - SP5 C3 T4

Core Strategy

- 13 Core Strategy SP1 SP2 LO1 L08

Sevenoaks District Local Plan

- 14 Policies - EN1 VP1

Other

- 15 Planning Policy Statement 1

- 16 Planning Policy Guidance 2

- 17 Planning Policy Guidance 17

Relevant Planning History

- 18 PA/11/1014 - Erection of new scout hut. Comment only

- 19 SE/78/1486 - Garage for storage purposes. Approved

- 20 SW5/69/360 - Erection of scout hut. Approved

Consultations

Kemsing Parish Council

- 21 Recommend approval with a condition that the existing scout hut and storage building be demolished and the site restored to grass within 12 months from the date of commencement of the new building.

Natural England

- 22 Suggest that the LPA be sure that potential affected species would not be affected by the scheme.

KCC Public rights Of Way

- 23 Only concerned at an degree of overshadowing or loss of outlook to the adjacent PROW from the proposed building – although as a result of the degree of tree planting along this footpath this would not appear to be a problem

Kent Wildlife Trust

- 24 The Trust has no objection, in principle, to the proposal. However, I do have concerns about the proximity of the new building to the established hedgerow along the eastern boundary of the Recreation Ground. Unfortunately, I have been unable to identify a drawing that indicates clearly the extent of the

separation between hedge and building and how the ground between the two is to be treated or even re-graded.

- 25 The hedgerow appears to be well established and is likely to be important for wildlife, providing a direct link between hedgerows and groups of trees to the north and south of the recreation ground. Such a strong linear landscape feature is also likely to be attractive for commuting and foraging bats.
- 26 Not only is the retention of the hedgerow important but so is the illumination of the scout hall and its immediate setting. If outdoor lighting is judged to be essential then I urge the Council to ensure that it operates only when human movement is perceived through infra-red sensors and that the timer is set at 5-10 minutes to ensure any potential commuting or foraging bats are not disturbed by un-necessary lighting.
- 27 In the circumstances, I object to the grant of permission unless and until further information and/or assurances are provided on both these matters.

KCC Ecology

- 28 We have considered whether the demolition of the existing scout hut has the potential to affect protected species. The construction fabric and the photographs submitted with the application do not suggest that there is an increased probability of bats using the building (Natural England Standing Advice). However it is unclear whether the trees surrounding the building are suitable for bats or whether they will be affected during the demolition of the existing scout hut. If there is to be an impact on the trees, they must be assessed for their bat roost potential prior to determination of the application.
- 29 The site of the proposed new scout hut appears to have limited potential to support protected species as it comprises short mown grass. It is unclear from the application whether there will be any need to reduce the size of the hedgerow on the eastern side of the proposed development site.
- 30 In addition to its ecological value as a mature hedgerow, there must be consideration of the use of the hedgerow by commuting and foraging bats. If the hedgerow is to be directly affected as a result of the proposals, this must be adequately assessed by ecological survey. Indirect impacts in the form of lighting of the proposed development and the route to the new scout hut must adhere to the Bat Conservation Trust's Lighting and Development guidance to reduce the potential for impacts:
- 31 Low-pressure sodium lamps or high-pressure sodium must be used instead of mercury OR metal halide lamps where glass glazing is preferred due to its UV filtration characteristics.
- 32 Lighting must be directed to where it is needed and light spillage avoided. Hoods must be used on each light to direct the light and reduce spillage.

- 33 The times during which the lighting is on must be limited to provide some dark periods. If the light is fitted with a timer this must be adjusted to the minimum to reduce the amount of "lit time".
- 34 Lamps of greater than 2000 lumens (150 W) must not be used.
- 35 Movement sensors must be used. They must be well installed and well aimed to reduce the amount of time a light is on each night.
- 36 The light must be aimed to illuminate only the immediate area required by using as sharp a downward angle as possible. This lit area must avoid being directed at, or close to, any bats' roost access points or flight paths from the roost. A shield or hood can be used to control or restrict the area to be lit. Avoid illuminating at a wider angle as this will be more disturbing to foraging and commuting bats as well as people and other wildlife.
- 37 The lights on any upper levels must be directed downwards to avoid light spill and ecological impact.
- 38 The lighting must not illuminate any bat bricks and boxes placed on the buildings or the trees in the grounds
- 39 We support the intention to install a green roof onto the proposed building as it will serve to enhance the existing ecology of the site. We recommend that the choice of planting/sedum used to create the green roof is in keeping with the general area, and that landscape planting undertaken on the site uses native species of local provenance.
- 40 If you have any queries regarding our comments, please contact me.

Sports Council

- 41 It is understood that the development is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field; or is on land that forms part of, or constitutes a playing field, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2010 (SI 2010/2184) Schedule 5. Sport England responds to this application as a statutory consultee on the basis that the land has been used as a playing field at any time in the last five years and remains undeveloped; or has been allocated for use as a playing field in a development plan; or involves replacement of the grass surface of a playing pitch on a playing field with an artificial surface.
- 42 Sport England has therefore considered the application in the light of its playing fields policy. Sport England's policy; 'a Sporting Future for the Playing Fields of England' is available from our website: [www.sportengland.org/Facilities & Planning > Our Policy on Playing Fields](http://www.sportengland.org/Facilities%20&%20Planning%20>%20Our%20Policy%20on%20Playing%20Fields)). The aim of this policy is to ensure that there is an adequate supply of quality pitches to satisfy the current and estimated future demand for pitch sports within the area. The policy seeks to protect all parts of the playing field from development and not just those which, for the time being, are laid out as pitches.

- 41 The Policy states that; *“Sport England will oppose the granting of planning permission for any development which would lead to the loss of, or would prejudice the use of, all or any part of a playing field, or land last used as a playing field or allocated for use as a playing field in an adopted or draft deposit local plan, unless, in the judgement of Sport England, one of the Specific circumstances applies.”*

Reason: Development which would lead to the loss of all or part of a playing field, or which would prejudice its use, should not normally be permitted because it would permanently reduce the opportunities for participation in sporting activities. Government planning policy and the policies of Sport England have recognised the importance of such activities to the social and economic well-being of the country.

- 42 This application proposes the siting of a scout hut on playing field land at the Common Field, Kemsing. As such, it must accord with one of the below exception policies to be considered acceptable to Sport England:

E1 A carefully quantified and documented assessment of current and future needs has demonstrated to the satisfaction of Sport England that there is an excess of playing field provision in the catchment, and the site has no special significance to the interests of sport.

E2 The proposed development is ancillary to the principal use of the site as a playing field or playing fields, and does not affect the quantity or quality of pitches or adversely affect their use.

E3 The proposed development affects only land incapable of forming, or forming part of, a playing pitch, and does not result in the loss of, or inability to make use of any playing pitch (including the maintenance of adequate safety margins), a reduction in the size of the playing area of any playing pitch or the loss of any other sporting/ancillary facility on the site.

E4 The playing field or playing fields which would be lost as a result of the proposed development would be replaced by a playing field or playing fields of an equivalent or better quality and of equivalent or greater quantity, in a suitable location and subject to equivalent or better management arrangements, prior to the commencement of the development.

E5 The proposed development is for an indoor or outdoor sports facility, the provision of which would be of sufficient benefit to the development of sport as to outweigh the detriment caused by the loss of the playing field or playing fields.

- 43 It is not apparent, from the information submitted by the applicant that any of the above exceptions apply in this case, as the proposed scout hut will significantly impact upon the use of the playing field and the football pitch marked out in the proposed scout hut's location.

- 44 Although the size of the site is large, the ability to fit three football pitches is limited due to its shape. Sport England therefore advises the applicant to consider alternative locations on the site which do not impact on existing playing pitches.
- 45 In light of the above, Sport England objects to the proposal because is not considered to accord with any of the exceptions in Sport England's playing fields policy. Should further information become available addressing our concerns, then Sport England would be happy to reconsider its position on this application.
- 46 If your Authority is minded to approve this application, it should be referred to the National Planning Casework Unit in accordance with The Town and Country Planning (Consultation) (England) Direction 2009, and the DCLG letter of 10 March 2011.

Representations

- 47 10 letters of support:
- the existing building is outdated and needs replacing
 - this will provide a great facility for the boys and the village
 - the existing access across the field is dark and muddy
- 48 1 letter raising concerns about the pressures on parking provision and 1 letter from the Tennis Club expressing concern about the same issue and advising that at times the existing car park is already insufficient.

Head of Development Services Appraisal

Principal Issues

- 49 The site is far enough from any residents to avoid adverse impact and the main issues therefore concern compliance with Green Belt policy, impact upon the AONB, design, sustainability, ecology, highways issues and impact upon recreation land.

Green Belt

- 50 The proposed use is not considered to fall within one of the 5 categories of development considered appropriate within the green belt and therefore the development of a new headquarters building at this point would be inappropriate development.
- 51 The very special circumstances would include:
- removal of the existing hut and garage – both of unattractive appearance;

- no alternative site has been identified within the built confines of Kemsing;
- the existing hut is at the end of its useful life: if a replacement is not constructed scouting in Kemsing would cease;
- the existing facilities are inadequate;
- the existing hut is expensive to heat and maintain;
- inadequate safe access to the existing facility;
- inadequate parking facilities to the existing facility;
- improved layout of the new building;
- the new building would allow scouts to enjoy open air activities without the need to travel elsewhere;
- other buildings – the pavilion and tennis clubhouse have been approved nearby.

52 The existing hut and garage lie at the opposite side of the recreation ground to the rear of properties in Church Lane. Pedestrian access is across the recreation ground past the children's play area. This part of the recreation ground is in land that slopes downhill toward the village – and which is well screened by surrounding trees. The existing hut is well screened both from a lot of the rest of the recreation ground and from views from public vantage points to the north on Green Hill:

53 Whilst any development within the green belt harms the openness, it is clear that the site of the existing facility is quite well screened as a result of topography and planting, from surrounding land and distant views.

54 By contrast the land of the proposed new facility sits on a more open site where land rises towards the recreation ground boundaries. It is quite visible when viewed from other parts of the recreation ground to the west and from land to the north on Green Hill. The boundary trees adjacent however screen views from the east. In terms of impact upon the openness of the green belt this proposal would have a significantly greater impact than the current building: even were the proposed scheme located on the site of the current hut.

55 Whilst any development within the green belt harms the openness, it is clear that the site of the existing facility is quite well screened as a result of topography and planting, from surrounding land and distant views.

56 By contrast the land of the proposed new facility sits on a more open site where land rises towards the recreation ground boundaries. It is quite visible when viewed from other parts of the recreation ground to the west and from land to the north on Green Hill. The boundary trees adjacent however screen

views from the east. In terms of impact upon the openness of the green belt this proposal would have a significantly greater impact than the current building: even were the proposed scheme located on the site of the current hut.

- 57 In terms of harm to the visual amenities of the green belt this building would compound harm caused by the existing pavilion, and tennis facilities upon the otherwise rural character and surrounds of this site encroaching further into the open part of the recreation ground.
- 58 The very special circumstances advanced essentially offer the removal of the existing unattractive, unsustainable and old buildings (also in the green belt), a more attractive, serviceable and sustainable new building for the scouts and access to the existing recreational ground and facilities (i.e. parking). The new location has access to what appears to be an unrestricted car park which serves the pavilion and tennis club. By contrast the existing hut is located close to the church and residents of Church Lane – both of the car parks are identified as being for either churchgoers or residents only. Authorised parking for the parents and scout is therefore limited, albeit not unavailable.
- 59 However, consideration of the very special circumstances suggests that:
- it is not unusual for such facilities not to have dedicated parking but to rely on short term parking in nearby streets whilst scouts are dropped off and collected;
 - many such facilities are in old buildings and no consideration is provided of why the existing site could not be redeveloped and improved;
 - the existing location if redeveloped would still offer access to the recreation ground – that is not solely offered by the new site.
- 60 Reference is made by the applicant to the provisions of PPG17 ‘Planning for open space sport and recreation’. This guidance clearly supports the provision of such new facilities. It advises that where development within a playing field is proposed that such development should only affect land which is incapable of forming a playing pitch. In this respect at least the proposed site is more likely to fulfil such a use than the site of the existing facilities which lies on a slope surrounded by trees. At the same time the LPA is encouraged to avoid any erosion of recreational function and maintain or enhance the character of open spaces. Although not strictly a green belt issue it does contribute to concerns about the location of the site within the green belt and the impact upon its openness.
- 61 We are advised at paragraph 30 that permission should be granted where proposals to establish or modernise essential facilities for outdoor sport and recreation where the openness of the green belt is maintained. Clearly this is not the case here: the scouts not being essentially an outdoor sport or recreation body – although clearly such activities do form a part of their range of activities. Clearly however this scheme would not maintain the openness of the surrounding green belt. Essentially however this guidance does not

override the provisions of PPG2, rather it sits for consideration alongside the provisions of PPG2.

- 62 Overall it is not considered that the circumstances advanced are so special as to overcome the harm to the green belt by virtue of harm to the openness and visual amenities of the green belt by the new location proposed for this facility.

Area of Outstanding Natural Beauty

- 63 The surrounding AONB contains sporadic rural development which the landscape accommodates relatively sympathetically. However as a matter of principle in such a prominent location further development cannot help but cause harm to the character and appearance of the surrounding AONB – extending sporadic development at this end of the recreation Ground.

Design

- 64 The proposed design offers a contemporary approach to the provision of such a facility. Surrounding development on this part of the recreation ground is of a more traditional form yet within the wider area there are designs of many types. To that extent this more contemporary approach would not be considered unacceptable. It is an imaginative design and would result in an attractive building. The green roof would to some extent soften the appearance of the building when viewed from the public vantage points on Green Hill to the north.

Sustainability

- 65 Clearly this scheme would be a vast improvement upon the existing building in these terms and would be an acceptable scheme.

Highway

- 66 At present parking takes place in the adjacent church and residents car parks – both of which advise they are for residents/churchgoers only. The proposed scheme would lie adjacent to a car park used by the pavilion and tennis club. This would offer a clear benefit compared to the current situation. In terms of access to the highway no objections are raised.

Ecology

- 67 A site of nature conservation interest lies some distance to the north but it is not considered that this scheme would have any impact upon that site. The building would lie sufficient distance from the adjacent hedgerow and trees that, subject to conditions, it would not to have any adverse impact upon that habitat. The green roof would offer positive benefits compared to the existing building in terms of potential new habitats.

Impact upon Recreation Land

- 68 The existing hut and garage lie on land forming part of the recreation ground and these buildings would be demolished as a consequence of the grant of permission for this application. The actual area of land lost, overall, to recreational use would be minimal therefore. However, the site of the existing hut and garage lie on a part of the recreation ground that slopes downhill towards the west and which is surrounded by trees. Whilst offering recreation potential it would not be suitable for a formal sports pitch of any sort without substantial work to level out the site and to remove trees.
- 69 By contrast the proposed scout building would sit on the most accessible and level part of the recreation ground. The hut would sit on part of a marked football pitch: one of three on the recreation ground. Whilst the recreation ground is substantial in size the available land for such pitches is smaller as a result of the planting and slope of other parts of the site. Viewed in that light the swap of one part of the recreation ground for another would not be offering land of comparable levels of use and this would be to the detriment of

the recreation ground and its facilities overall. In this respect it is considered that the current location of the scout hut offers a more economic use of the recreation ground overall. It is on this basis essentially that Sport England have recommended that this scheme be refused.

Access Issues

- 70 Means of access to the building would be dealt with by means of the Building Regulations application.

Conclusion

- 71 This application proposes the removal of the existing old scout hut located at the western side of the village recreation ground and its replacement with a new purpose built facility located at the eastern side of the recreation ground close to the pavilion and tennis club.
- 72 The scheme would result in an attractive and contemporary building that would undoubtedly benefit the local scout group as well as being more sustainable, easier to use and located adjacent to off street parking. It would have no adverse impacts upon the local ecology or local residents.
- 73 Whilst it would result in the removal of the existing unattractive hut and garage, it would result in a new building located within the green belt and AONB in a much more prominent position than the existing facility. Very special circumstances have been advanced but it is not considered that they are 'special' to this particular scout group and accordingly it is not considered that they are so special as to outweigh the harm that would be caused to the green belt as a result of harm to its openness and visual amenities.

Background Papers

Site and Block Plans

Contact Officer(s): Lesley Westphal Extension: 7235

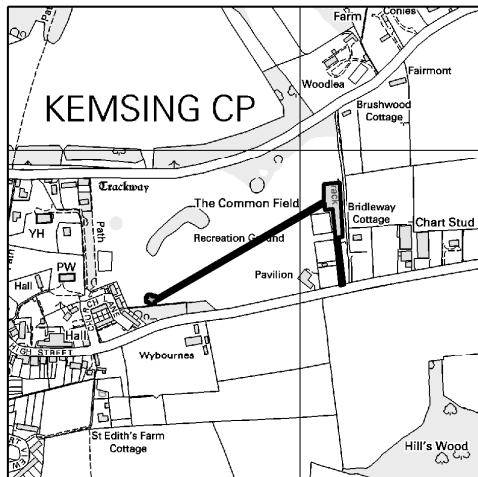
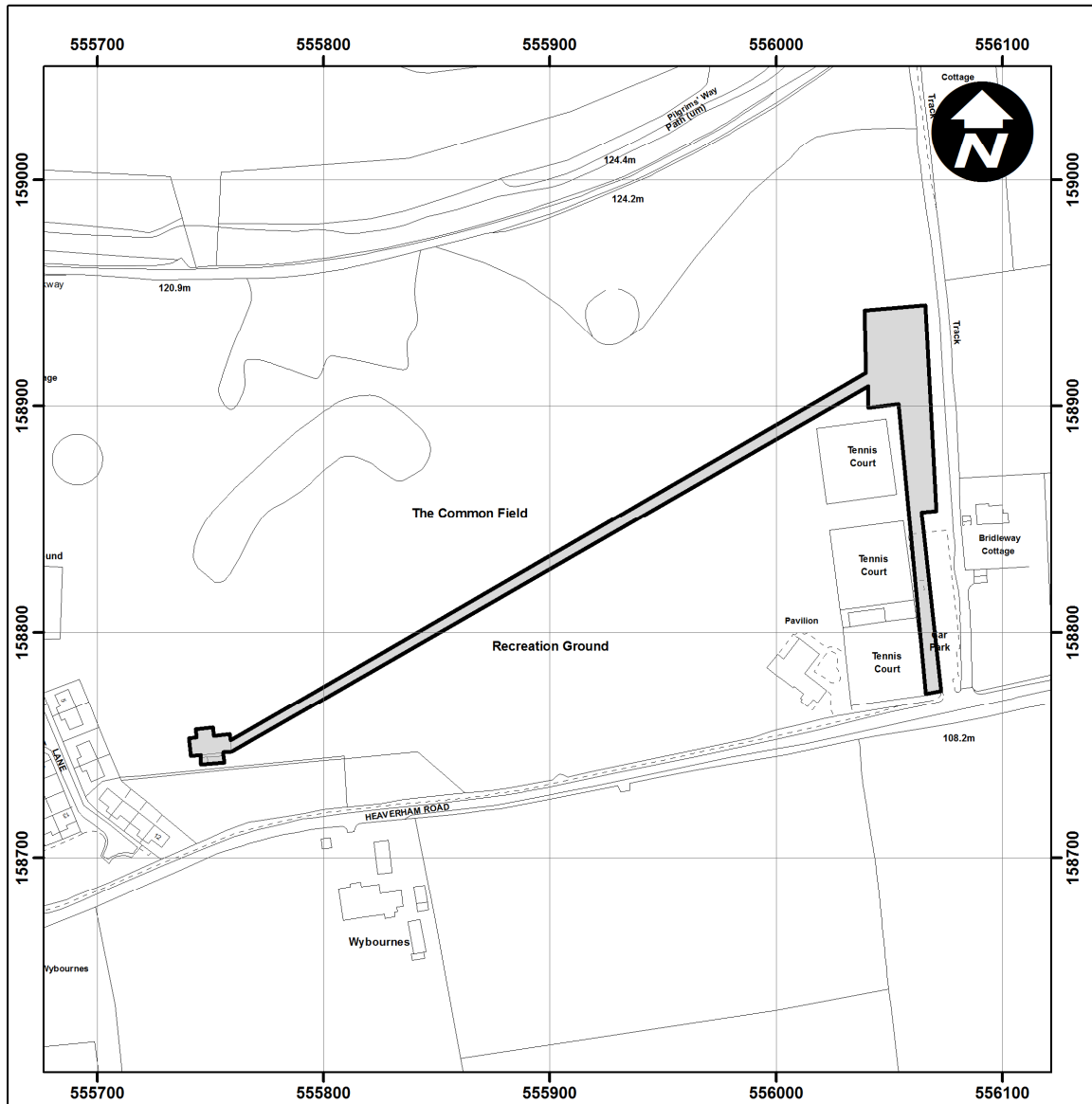
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LPZ6KSBK0CR00>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LPZ6KSBK0CR00>



Site Plan

Scale 1:2,500

Date 29.11.2011



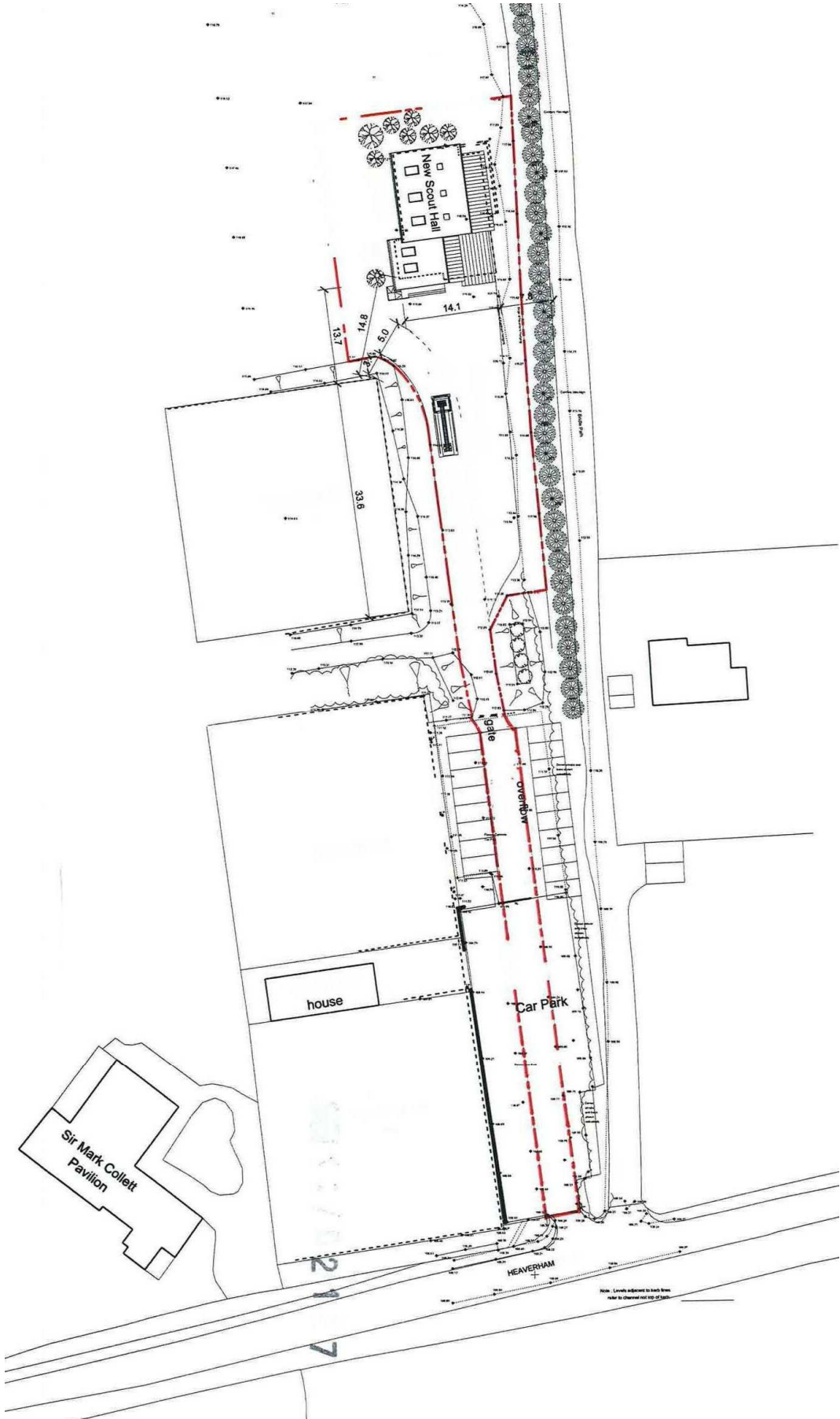
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Sevenoaks District Council, 100019426, 2011.

Agenda Item 5.5

Development Control Committee - 15 December 2011

SE/11/02127/FUL

Block Plan



5.06 - SE/11/02180/FUL Date expired 7 November 2011

PROPOSAL: The demolition of properties 30 and 32 Bowers Road and the erection of a two storey detached building comprising 3 x three bedroom houses, together with private amenity space and car parking. Two car parking bays will be provided to the front of 28 Bowers Road.

LOCATION: 28, 30 And 32 Bowers Road, Bowers Road, Shoreham Sevenoaks TN14 7SS

WARD(S): Otford & Shoreham

ITEM FOR DECISION

This item has been referred to Development Control Committee by Councillor Lowe in order to consider the impact of additional parking within this road upon local residents.

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) 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 dwellings 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) No development shall be carried out on the land until full details of 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);-a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and-a programme of implementation. The scheme shall be implemented in accordance with the approved details.

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

4) No development shall be carried out on the land until full details of the hard surfacing have been submitted to and approved in writing by the Council. The

scheme shall be implemented in accordance with the approved details.

To ensure a satisfactory appearance upon completion in accordance with the provisions of policy EN1 of the Sevenoaks District Local Plan.

5) 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 ensure a satisfactory appearance upon completion in accordance with the provisions of policy EN1 of the Sevenoaks District Local Plan.

6) Prior to first occupation details shall be submitted in writing to and approved by the Local Planning Authority of the proposed means of boundary enclosure. The scheme shall be implemented in accordance with the approved scheme.

To protect the character and amenities of the area in accordance with the provisions of policy EN1 of the Sevenoaks District Local Plan.

7) Prior to first occupation the parking spaces shown on the approved drawing shall be provided and shall be kept permanently available thereafter for residents parking.

In the interests of highways safety and to ensure adequate off street parking.

8) No extension or external alterations shall be carried out to the dwellings hereby approved, despite the provisions of any Development Order.

To protect the character and amenities of the area.

9) No development shall take place until details of the proposed finished levels of the ground, the ground floor slab level of each building, and the finished levels of any access road and driveway showing their relationship with the existing levels of the immediately adjoining land and buildings have been submitted to and approved, in writing, by the Planning Authority and the development shall be carried out in accordance with the approved levels.

To protect the amenities and privacy of adjoining properties in accordance with policy EN1 of the Sevenoaks District Local Plan.

10) No construction/building work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building or other operations on the site throughout the period of work required to implement the development hereby permitted.

Reason: In the interests of road safety and to accord with Policy T4 of the Mid Sussex Local Plan and Policy DEV4/DEV5 of the adopted West Sussex Structure Plan 2001-2016.

11) No work shall be carried out on site unless provision is available within the

site (or other adjacent land within the applicants control) in accordance with details approved by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.

In the interests of the amenities of the surrounding residents.

12) Prior to commencement of the development hereby permitted, a Stage 1 Bat survey shall be undertaken. If necessary any further survey work and mitigation works identified shall be carried out and implemented in accordance with details to be submitted to and approved in writing by the Local Planning Authority in consultation with the Kent County Council Ecology Unit.

To protect the ecology and bio diversity of the site in accordance with the aims and objectives of PPS9 Biodiversity and Geological Conservation

13) No work shall be carried out on the site unless and until an effective vehicle wheel cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated throughout the period of work on the site.

To ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality and to accord with Policy T1 of the Sevenoaks District Local Plan.

14) The development hereby permitted shall be carried out in accordance with the following approved plans: K11-0013/100,104B. 110,140, 150

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

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

The traffic movements generated by the development can be accommodated without detriment to highway safety.

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

The South East Plan 2009 - Policies H1 H2 H3 H4 H5 T1 T4

Sevenoaks District Local Plan - Policies EN1 VP1

Sevenoaks District Core Strategy 2011 - Policies LO1 LO7 SP1 SP2 SP3

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

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

Description of Proposal

- 1 The scheme proposes the demolition of numbers 30/32 Bowers Road and their replacement with one block of 3 x 2-bedroom houses each with its own amenity space and with a car parking area in front of the block that would provide 6 spaces. The adjacent property, number 28 which forms one part of a pair of semi detached houses would have part of its side garden utilised for the provision of 4 further parking spaces.
- 2 The proposed terrace of 3 units would be set slightly further back into the site than the existing pair of houses - lying level with the flank elevation of the adjacent block of flats, rather than sitting in front of the block as does the existing pair of houses. The block would have a symmetrical design with a projecting 'wing' at each side of the terrace. This would mark the division between the three units and would be further identified by changes to the facing materials on the two wings and by the roof pitch. The central unit would have its front door on this elevation whilst both flanking properties would have their entrance doors on the flank elevations.
- 3 The elevations would be sympathetic to the general character of surrounding development with largely brick and tile hung elevations but with a front rendered panel for the mid terrace unit. The whole terrace would have a pitched tiled roof. Windows would be a white UPVC casement windows.
- 4 The rear gardens would be divided between the three houses with each end of terrace unit having a slightly larger garden and side access to the rear of the houses.
- 5 Car parking would be provided at the front of the site in the place of the existing garden and would comprise 6 spaces arranged off the existing turning head. The access to these spaces would reduce available on street parking in the turning head by 2 spaces.
- 6 The side/front garden of 28 Bowers Road would be utilised to provide a further 4 off street spaces arranged in two sets of tandem spaces. Two of these spaces would be for the residents of 28, the remaining 2 being allocated to the new houses. This would give a total of 8 spaces for 3 units.

Description of Site

- 7 The site lies within the built confines of Shoreham, towards the southern end of the village. It lies at the top end of the road set in a corner plot and includes one block of two houses and a third house and garden forming part of an adjacent semi detached pair of houses. The houses are two storey, of traditional design with brick elevations and pitched tiled roofs and with reasonable sized front and rear gardens. The three houses sit within good sized plots with generous lateral spacing. Parking is available on the adjacent highway or on concrete hardstandings within the curtilage of the houses or on the side garden area to number 28.
- 8 The road comprises a wholly residential road with a series of semi detached two storey houses with a set of flats adjacent to the turning head at the end of

the road. The properties originally had good sized lateral spacing but some of these gardens have been built upon and this is now a more variable feature of the road. The houses do retain a good set back from the road with some front/side gardens being used for parking.

- 9 On street parking seems heavier at the top end of the road, whilst the first part of Bowers Road seems relatively clear of parked cars.
- 10 The road slopes uphill from Filston Lane with views available of the fields and wooded hill to the rear of the road.
- 11 The site lies on the edge of the built confines of Shoreham with the rear boundary being adjacent to the green belt. The whole site lies within the AONB.

Constraints:

- 12 Built confines of Shoreham, AONB

Policies

South East Plan

- 13 Policies - H1, H2, H3, H4, H5, T1 and T4.

Sevenoaks District Local Plan

- 14 Policies - EN1 and VP1.

Sevenoaks Core Strategy

- 15 Policies - LO1, LO7, SP1, SP2 and SP3.

Relevant Planning History

- 16 None relevant.

Consultations

KCC Highways

- 17 No highways objections subject to the applicant carrying out the appropriate vehicle crossover works to serve the new accesses as agreed with KCC Highways and an appropriate wheel washing facility being secured on site by condition during construction.

Thames Water

- 18 No objection subject to the relevant conditions/informatives regarding surface water drainage.

Natural England

- 19 The proposal does not appear to affect any statutorily protected sites or landscapes.

Parish / Town Council

- 20 Recommends refusal as there is concern that the parking provision is insufficient

Representations

- 21 Two letters of objection raising the following issues:
- insufficient parking spaces and additional pressures for on street parking
 - additional traffic drawn to the site with increased noise and safety concerns to local children
 - poor public transport links
 - this does not create additional social housing as a result of some other properties being sold off
 - appearance and layout of the proposed parking

Head of Development Services Appraisal

Principal Issues

- 22 The main issues concern the design and impact of the scheme upon the visual amenities of the streetscene, impact upon highways/parking, impact upon neighbours amenities, sustainability, affordable housing and ecology.

Design/Impact upon Streetscene

- 23 Although of a fairly simple design, the houses in this road fall into two fairly distinct design themes – the houses on the lower portion being generally rendered with a broad ‘L’ shape footprint and front gable, whilst those in the upper half are generally entirely red brick with a flat front facade. A large number of these houses have detached single garages to the side of the house. There is a relatively spacious feel to this road with good sized front gardens and in most cases plenty of space at the side of the individual houses – although this has been eroded by some side extensions previously constructed.
- 24 The proposed scheme is sympathetic to these designs utilising the same mix of materials and generally traditional design. The materials proposed would fit in with the general style and character of those on surrounding houses. The proposed terrace would be wider than the existing pair of houses, but this is a generous sized plot and the reduction in lateral space would not be so severe as to be harmful to the resulting spatial characteristics of the streetscene. The general height and scale of the terrace would fit comfortably within the surrounding streetscene.

- 25 The location of the terrace – slightly further back into the site than the existing pair, would be of a benefit to the adjacent flats which face onto the site: their view now being past the front elevation of the terrace rather than looking partially at the flank elevation of the nearest house.
- 26 The use of the existing front garden to provide parking is regrettable in visual terms, but a necessity in view of the levels of on street parking. Some landscaped space is to be provided which would soften the appearance of the car park. Certainly this would not be the only plot within this part of Bowers Road to have parking in the front garden. It is not considered that this would be so damaging visually to the streetscene as to be unacceptable.

Highways/Parking

- 27 No objections are raised by KCC Highways on either matter although residents and the Parish Council have raised concerns in respect of potential on street parking problems. In terms of public transport the station is a considerable walk away and although a bus service runs through the village it is relatively limited: Shoreham is not therefore a particularly sustainable location and additional housing is almost certain to generate additional traffic drawn to the site. Bowers Road as a whole does not appear to have a particular on street parking problem albeit it is recognised that the top end of the road is heavily parked. However this site would provide 8 off street spaces (whilst removing informal space for two cars to park on the street) to the new terrace and would maintain 2 for the adjacent house number 28. This provides potentially 2 spaces per unit with 2 visitor spaces. This is a substantial improvement on the existing level of off-street provision within the site. Whilst the top end of Bowers Road is heavily parked visits to the site have shown that the lower half of the road is less heavily used: this would appear to be as a result of more off street parking being available to these houses. In reality therefore any additional demand created (anticipated to be visitor parking rather than residents) could be accommodated on street on the lower portion of the road. Most houses provide enough parking for their own residents and rely on the adjacent highway for visitor parking and this site would be no exception. I do not consider that there is any justification for refusing permission on the basis of inadequate parking provision.

Neighbour Amenities

- 28 The new terrace itself would have a fairly limited impact upon existing nearby residents. The main impact being that it opens up the site for the adjacent flats which currently face part of the flank wall of the existing houses. Any windows in the flank elevations of the new terrace could be obscure glazed to prevent overlooking of nearby houses and gardens.
- 29 The main issue would be noise, disturbance and inconvenience arising from the new car parking area. At present the front garden to this plot provides some separation between the front of the adjacent flats and the adjacent highway. This distance would be significantly reduced with the creation of the parking spaces.

Sustainability

- 30 The new units would need to comply with current Building Regulations and would therefore be built to more sustainable methods of construction than the current building. Additionally were the scheme considered to be acceptable it could be subject to a condition regarding Code Level 3 development.

Affordable Housing

- 31 This scheme is for West Kent Housing and would represent an affordable housing scheme.

Ecology

- 32 The submitted report has identified that bats have been found within 1km of the site and that the site has potential to support roosting bats. However no work has been carried out to identify whether any evidence of bats have been found. On the basis that these units are occupied and no such activity has been noted on site it is intended to deal with this by means of condition requiring such survey work to be carried out before any works commence. This would allow any mitigation works to be carried out prior to demolition.

Area of Outstanding Natural Beauty

- 33 The village lies wholly within the AONB. The works proposed would be within the village confines and it is not considered that they would be of such scale as to prejudice the character of the surrounding AONB.

Access Issues

- 34 This will be dealt with by means of a Building Regulations submission.

Conclusion

- 35 This site lies within the built confines of the village and it is proposed to demolish one pair of houses and replace them with a terrace of three units on a footprint that partially overlaps with the existing. The design and scale of development would be acceptable. Parking around the site is a valued commodity and some off street spaces existing the surrounding properties. This site would accommodate a total of 8 spaces for the three new units although removing only 2 from the adjacent highway. Immediately adjacent to the site on street parking is heavy but further down this road there is plenty of available space for any overspill from this and other nearby sites.
- 36 Overall the scheme is considered to be acceptable in terms of its design and its impact upon the surrounding community.

Background Papers

Site and Block Plans

Contact Officer(s): Lesley Westphal Extension: 7235

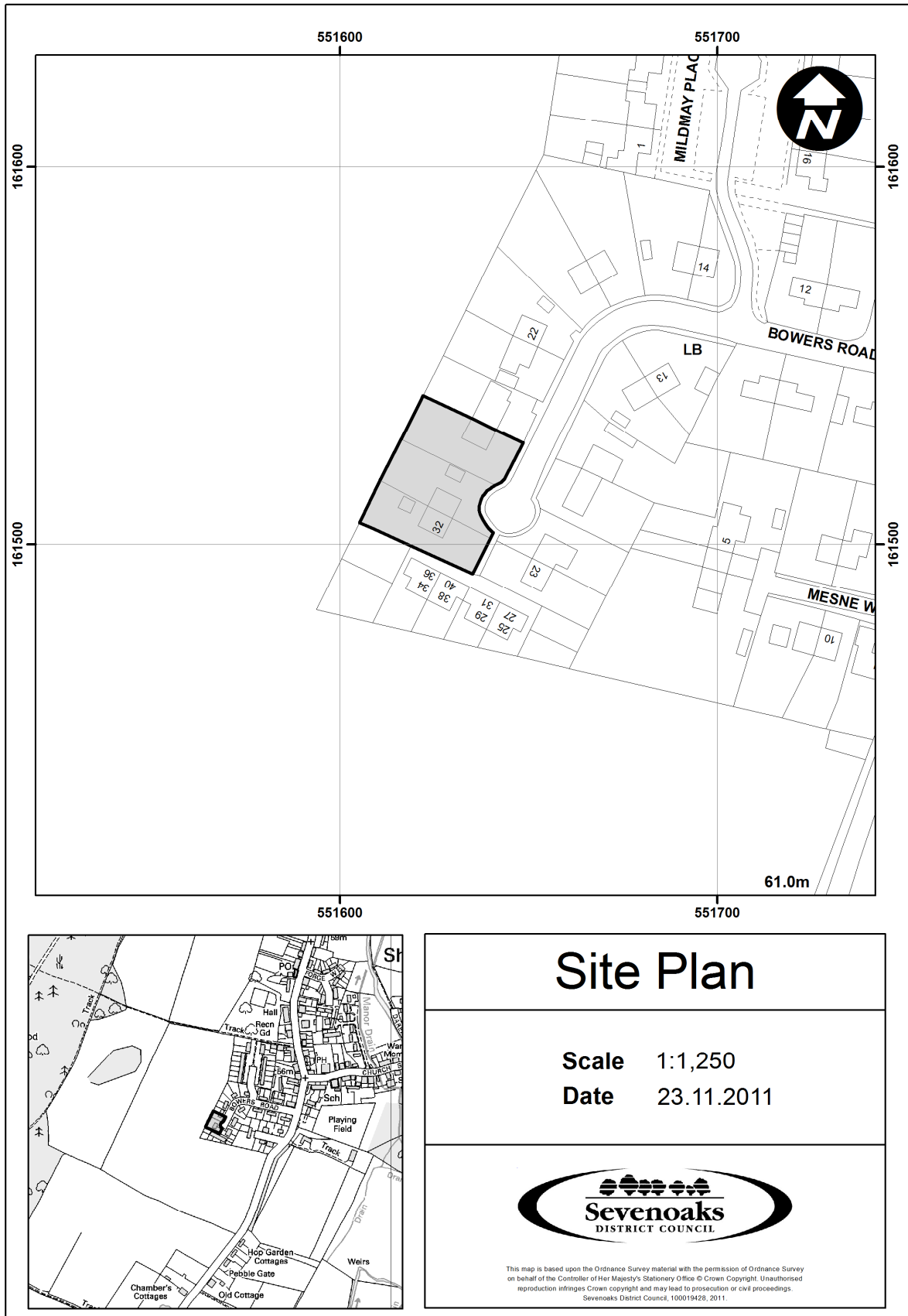
Kristen Paterson – Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LQBI8OBK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LQBI8OBK8V000>



BLOCK PLAN



Agenda Item 5.6

Development Control Committee - 15 December 2011

SE/11/02180/FUL

5.07 – SE/11/01877/FUL Date expired 21 November 2011

PROPOSAL: Construction of new detached house and garage.

LOCATION: The Coppice, Pilgrims Way, Kemsing, Sevenoaks TN15 6TE

WARD(S): Kemsing

ITEM FOR DECISION

This item has been called to Development Control Committee by Councillor Stack to consider the impact of infilling on this site upon the character of the surrounding area.

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

The proposed development as a result of its design, height, bulk and proximity to the highway would result in a cramped form of development that would be harmful to the character and visual amenities of the surrounding area contrary to the provisions of policy SP1 and L07 of the Sevenoaks Core Strategy and policy EN1 of the Sevenoaks District Local Plan.

The proposed scheme fails to make a financial contribution towards the Councils Affordable Housing Strategy contrary to the provisions of policy SP3 of the Sevenoaks Core Strategy.

Description of Proposal

- 1 The proposed scheme seeks permission for the sub-division of the plot from north – south with a detached 2 ½ storey house being located broadly adjacent to the existing house, on the site of the existing swimming pool. Vehicular access off Chalkways would be shared between the two houses with existing trees removed to provide a new drive and turning area for the proposed house with a re-positioned drive extending along the northern boundary to the existing house/garage.
- 2 The proposed plot would be some 27m x 50m with the existing house retaining a plot of approx. 43m x 58m. Existing fencing and planting would be maintained around the boundaries with the adjacent highways. Additional planting would be provided along the Chalkways boundary.
- 3 The house itself would be sited on the location of the existing swimming pool to the west of the existing house and would comprise a 2 ½ storey 4-bedroom house with games room and storage at second floor and double garage set to

the rear of the house (linked by a canopy roof). The drive and turning area would lie to the north of the house partially adjacent to the shared access.

- 4 The house would have a broadly rectangular footprint some 16m x 13m, (18m including the garage). It would lie some 8.4m at the nearest point to Chalkways, just under 10m from the nearest part of the existing house and 27m from the boundary with Pilgrims Way. It would comprise a house of traditional design, with brick and tile hung elevations and a pitched tiled roof with two dormer windows to the rear and one facing towards Chalkways. The ground floor is largely level with the garden room to the south east corner taking advantage of changing land levels within the site.

Description of Site

- 5 The site comprises a large residential plot on the northern edge of Kemsing at the western end of Chalkways at the junction with Pilgrims Way. Vehicular access is via Chalkways, a private road to the north of Pilgrims Way. The existing two storey house with integral garaging has an 'L' shaped footprint and lies towards the north eastern corner of the site. It comprises a traditionally designed house with brick elevations and a pitched tiled roof. A conservatory sits on the western side of the house. The garage, with accommodation above, sits to the rear of the house. The front/side of the house overlooks a terrace and sloping, landscaped gardens to the south/south-west.
- 6 The site slopes steeply from south to north, with some terracing and has an open semi rural character with an abundance of mature trees around the site boundaries and within the site.
- 7 To the east and north of the site lie large detached houses set within well landscaped gardens and generally with a good set back from Chalkways. The overall character of the road is of a low density semi rural character with plenty of mature planting and screening. The four houses to the east are accessed from Pilgrims Way rather than Chalkways and form very large plots stretching from Pilgrims Way to Chalkways at the rear.
- 8 The newest development approved within this road is on a site at the other end of the road where permission has been granted for 3 detached houses with an outline consent for a 4th house.

Constraints:

- 9 Within built confines of Kemsing and an Area of Outstanding Natural Beauty. A Site of Nature Conservation Interest and the Green Belt Boundary lie on the opposite side of the adjacent access road.

Policies

South East Plan

- 10 Policies - CC1, CC2, CC4, BE5, H1, H4,H5, T1, T4, and C3

Sevenoaks Core Strategy

- 11 Policies - SP1 SP2 SP3 L07

Sevenoaks District Local Plan

- 12 Policies - EN1 VP1.

Relevant Planning History

- 13 97/1276 - Dining room extension - Approved
- 14 89/468 -Extension to lounge and conservatory - Approved
- 15 83/1433/Hist - Extension incorporating storage partially below ground storage -Approved
- 16 SW/5/72/113 - Bedrooms over garage - Approved
- 17 SW5/60/318 & A - House or bungalow (on the application site) - Approved

This application concerned the sub-division of the plot in the same manner as proposed now. That permission was subsequently revoked (3/7/69) so that the plot belonging The Coppice could be sub-divided to provide a dwelling to the north (Applehurst) rather than to the west. That development was subsequently implemented.

- 18 SW/5/51/86 - Garage - Approved
- 19 SW/5/51/72 - Amendments to siting - Approved
- 20 SW/5/50/273 - Dwelling and Garage - Approved

Consultations

KCC Highways

- 21 No objections.

Thames Water.

- 22 No objection subject to relevant conditions regarding surface water drainage.

Kemsing Parish Council

- 23 Recommend APPROVAL, however, in the event of Sevenoaks District Council being of a mind to refuse this application, we wish it to be presented to the Development Control Committee for a decision.

Representations

Agenda Item 5.7

Development Control Committee - 15 December 2011

SE/11/01877/FUL

24 None received.

Head of Development Services Appraisal

Principal Issues

- 25 The main issues concern the design and impact upon the streetscene, the impact upon neighbours' amenities, provision of affordable housing and ecology.

Design/Impact upon Streetscene:

- 26 The only concern with this scheme is the scale of the proposed house and, as a result of its scale and siting, the impact upon the character of the site and streetscene.
- 27 The plot size of The Coppice is clearly large enough to be sub-divided to form a further residential plot. Although an outline permission for such a scheme was previously revoked (19060) in order to allow the creation of a plot to the north of The Coppice, it is considered that the need for new housing and drive towards a more efficient use of land since the 1960s makes such a sub-division now acceptable in principle.
- 28 However the Chalkways retains a semi-rural feel with large plot sizes, plentiful mature planting and with the exception of the house to the north of The Coppice a good separation between the road and the individual houses. Those houses adjacent to The Coppice front onto Pilgrims Way and have a very generous setback (25m+). Those within Chalkways generally retain a separation of a minimum of 12m to their curtilage boundary and an even greater distance if the verge alongside Chalkways is taken into account. It is considered that this separation is important to the general spatial character of the road. The only exception to this is the property immediately to the north of The Coppice which provides only 6m between the site boundary and Chalkways. The impact of this house however is reduced by the fact that it has a more contemporary flat roof design and that the site sits at a lower land level than the adjacent road.
- 29 Some amendments have been made to this scheme in order to try and mitigate the visual impact of the house upon the road but it is not considered that they are sufficient. This would remain a substantial sized house with three floors of accommodation in relatively close proximity to the highway. The west facing elevation (facing onto Chalkway) would have a total depth (including the garage) of over 18m. This is similar to the depth of the existing house albeit that house sits further from the site boundary and therefore the impact is significantly reduced. Concerns were expressed in relation to the scale and mass of the west facing elevation. This elevation has been amended and the impact 'softened' by the introduction of a two storey bay window, reduction in ridge height and set back of the flank wall of bedroom 3. It is not considered that this is sufficient with a relatively dominant and substantial flank elevation still facing onto the public realm.

- 30 In summary whilst this site is considered to have potential for further development it is considered that a far more modest scaled house would be more appropriate on this site and less intrusive within the streetscene.

Neighbours Amenities:

- 31 The proposed house would lie a sufficient distance from the boundary with the neighbouring house to the north to avoid any significant impact upon their amenities and likewise the house has been designed to mitigate the impact upon The Coppice to the east.

Impact upon Bio-Diversity:

- 32 The proposed site lies adjacent to the Woods and Downs above Kemsing Local Wildlife site which supports protected species and has wider wildlife value. The development must ensure that there are no negative impacts upon the nearby site. The site forms a manicured garden environment with limited potential for wildlife in association with the adjacent wildlife site. Were the scheme considered otherwise acceptable this matter could be dealt with by means of relevant conditions to protect the area during the construction phase.

Impact upon Trees:

- 33 Several trees will be lost as a result of the development but none are considered worthy of protection. This will though cause harm to the generally 'green' and well planted character of the site. Were the scheme otherwise considered acceptable this could be dealt with by means of the imposition of a condition to secure further planting to replace some of that tree cover that will be lost and to maintain as far as possible the character of the site and surrounding area.

Affordable Housing:

- 34 The proposed scheme would result in the net gain of one additional unit and policy SP3 of the Councils Core Strategy requires a financial contribution towards the provision of affordable housing within the District. No evidence has been submitted to justify an exception to the requirements for a financial contribution which would be used to assist in addressing affordable housing need across the District. This provision has not been made and this scheme therefore is contrary to the provisions of the Development Plan.

Access Issues

- 35 This matter would be resolved in any Building Regulations application.

Conclusion

- 36 This application proposes the sub-division of a substantial plot within the built confines of Kemsing and the erection of a new 2 ½ storey house. The site is considered capable of being sub-divided with the creation of a new plot. This

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plot and other in Chalkways have a spacious semi rural character with good sized plots good set back from the highway and plenty of mature planting. The proposed house is considered too large, bulky and too close to the site boundary and as a result harmful to the generally spacious character of this area. In addition the development fails to make a contribution to affordable housing as required under the Core Strategy policy.

Background Papers

Site and Block Plans

Contact Officer(s): Lesley Westphal Extension: 7235

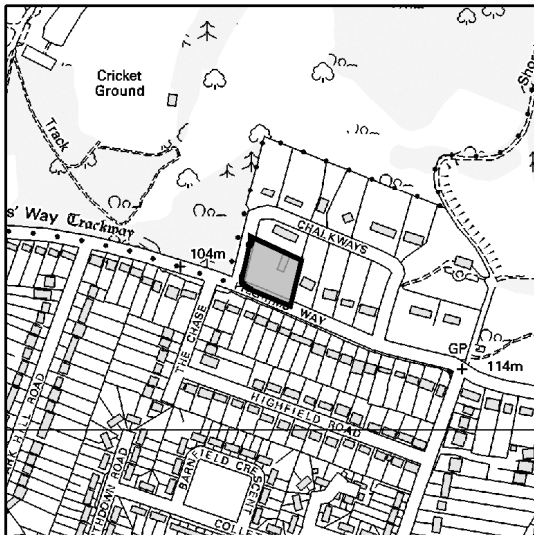
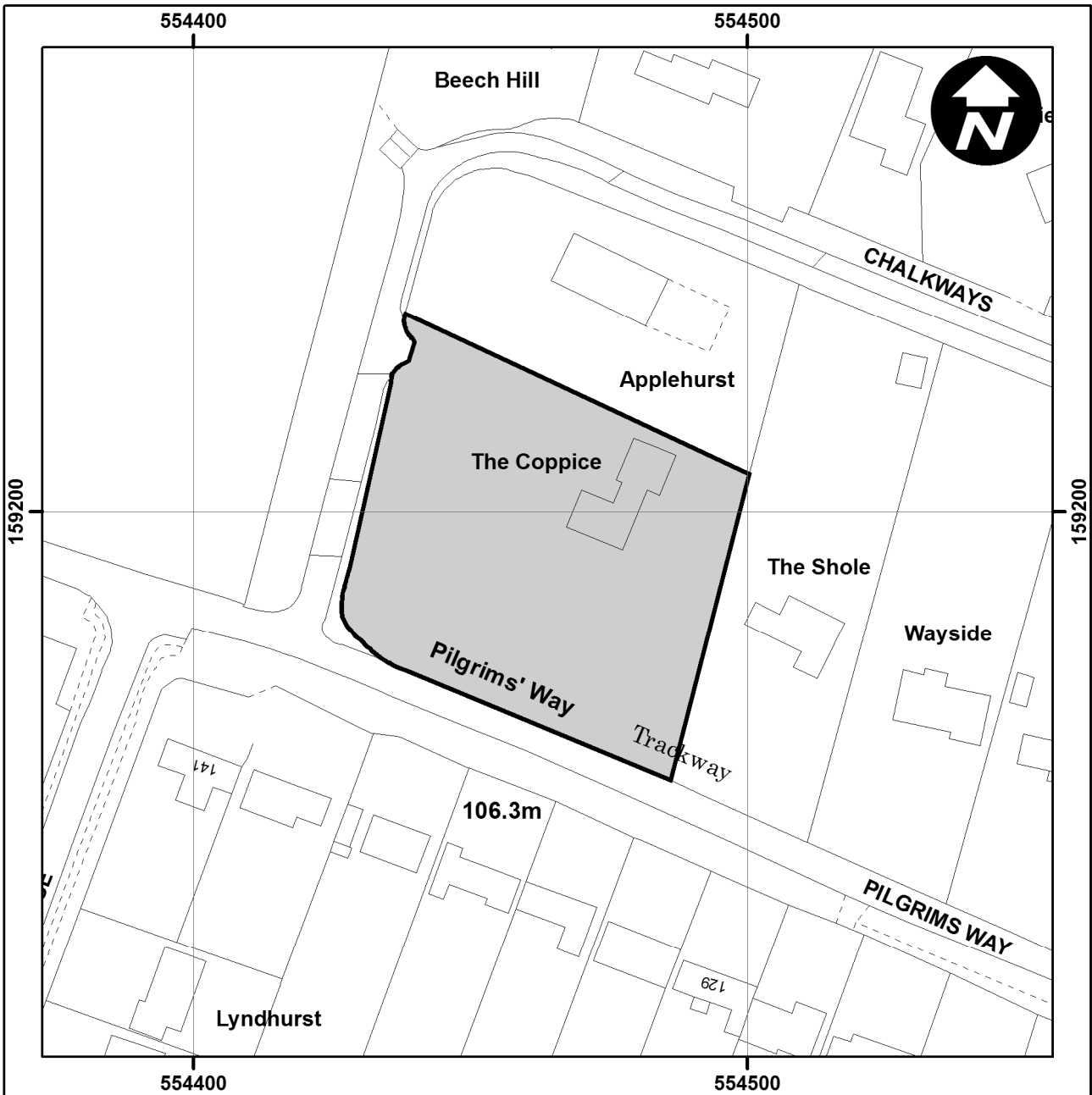
Kristen Paterson
Community and Planning Services Director

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LOQ3I5BK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LOQ3I5BK8V000>



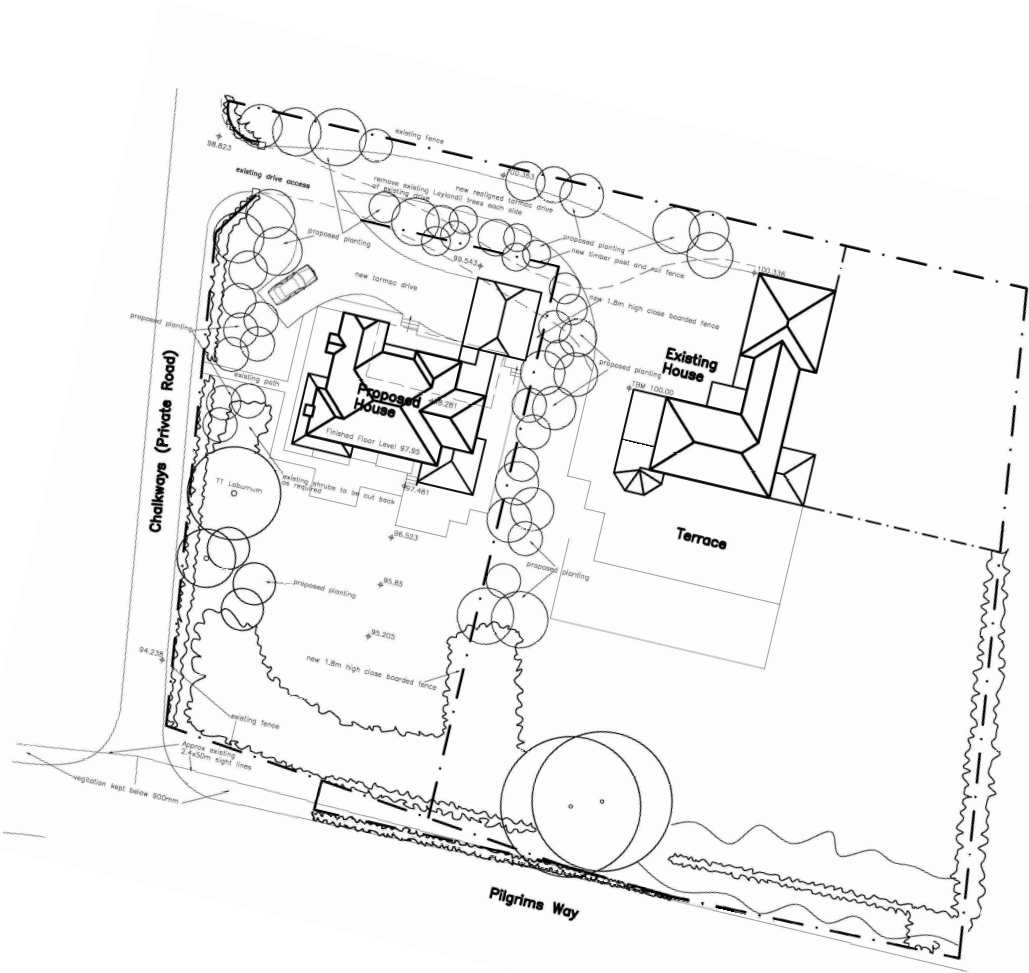
Site Plan

Scale 1:1,250

Date 23/11/2011



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Sevenoaks District Council, 100019428, 2011.



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5.08 – SE/11/02554/FUL Date expires 20 December 2011

PROPOSAL: The erection of a single storey equipment store for the benefit of the adjoining outdoor bowls green.

LOCATION: Sevenoaks Outdoor Bowls, Hollybush Close, Sevenoaks

WARD(S): Sevenoaks Eastern

ITEM FOR DECISION

This application has been referred to the Development Control Committee since the District Council is the landowner of the application site.

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 development shall be those indicated on the approved proposed elevations and floor plans.

To ensure that the appearance of the development enhances the character and appearance of the area 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: site location plan and block plan submitted on 03.10.11, and the Proposed Elevations and Floor Plans submitted on 25.10.11.

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 CC6

Sevenoaks District Local Plan - Policies EN1

Sevenoaks District Core Strategy 2011 - Policies LO2 and SP1

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 area.

Description of Proposal

- 1 The application seeks the approval of the erection of a detached outbuilding for the purposes of storage of maintenance equipment at the Sevenoaks outdoor bowling green.
- 2 The proposed building would have dimensions of 2.44m by 2.13m and a height of 1.95m. The building is proposed to be finished with green profiled tin sheet cladding and with a cream profiled tin sheet cladding for the roof. The building would be located in the southern corner of the bowling green area, adjacent to the boundary hedge of the site.

Description of Site

- 3 The application site comprises two pavilion buildings and a large outdoor bowling green located adjacent to the Indoor Bowls Centre and the Hollybush Recreation Ground. The site is mainly surrounded by a well maintained hedge to a height of roughly 1.5m but which appears higher outside of the site due to the change in levels. The complex also includes a second, smaller, outdoor bowling green and a large area designated for vehicle parking, and lies at the end of Hollybush Close. The levels of the area drop roughly from west to east, resulting in the levelled bowling green standing slightly lower than the car park at the western end and proud at the eastern end by 2 – 3m.

Constraints

- 4 The site lies within the built confines of Sevenoaks.

Policies

South East Plan

- 5 Policy – CC6

Sevenoaks District Local Plan –

- 6 Policy - EN1

Sevenoaks District Core Strategy

- 7 Policies– LO2 and SP1

Others

- 8 Planning Policy Statement 1: Delivering Sustainable Development (PPS1)

Planning History

- 9 None relating to this application.

Consultations

Sevenoaks Town Council

- 10 Sevenoaks Town Council recommend approval.

Representations

- 11 None received.

Head of Development Services Appraisal

- 12 The main issue in this case is the potential impact on the character and appearance of the area.

Principal Issues

Impact on the character and appearance of the area –

- 13 Policy EN1 of the Local Plan states that the form of the proposed development, including any buildings or extensions, should be 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.
- 14 The proposed building would be small in size and modest in height, meaning it would only occupy a small area of the site. The finish of the building would ensure that it would blend in well with its surroundings, that is the adjacent bowls green and hedging. The proposed height of the building would also ensure that the building would not be easily seen from the adjacent car park since it would mainly be screened by the hedging which bounds the site.
- 15 It is therefore considered that the proposed building would preserve the character and appearance of the area.
- 16 The proposal is not sited close to any nearby properties and given its scale will not harm the amenities of the nearest properties.

Other Issues

- 17 None relating to this application.

Access Issues

- 18 None relating to this application.

Conclusion

- 18 It is considered that the proposed outbuilding would preserve the character and appearance of the area. Consequently the proposal is in accordance with

the development plan and therefore the Officer's recommendation is to approve.

Background Papers

Site and Block Plan

Contact Officer(s): Mr M Holmes Extension: 7406

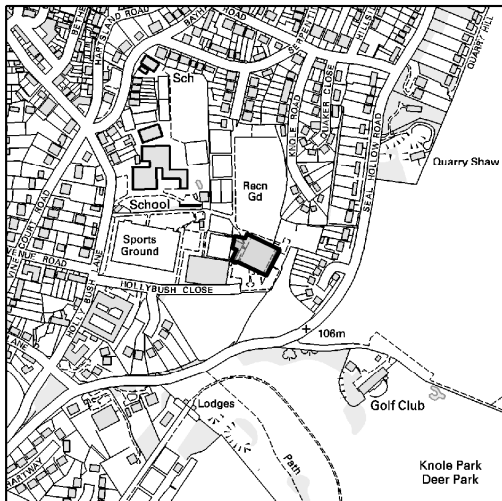
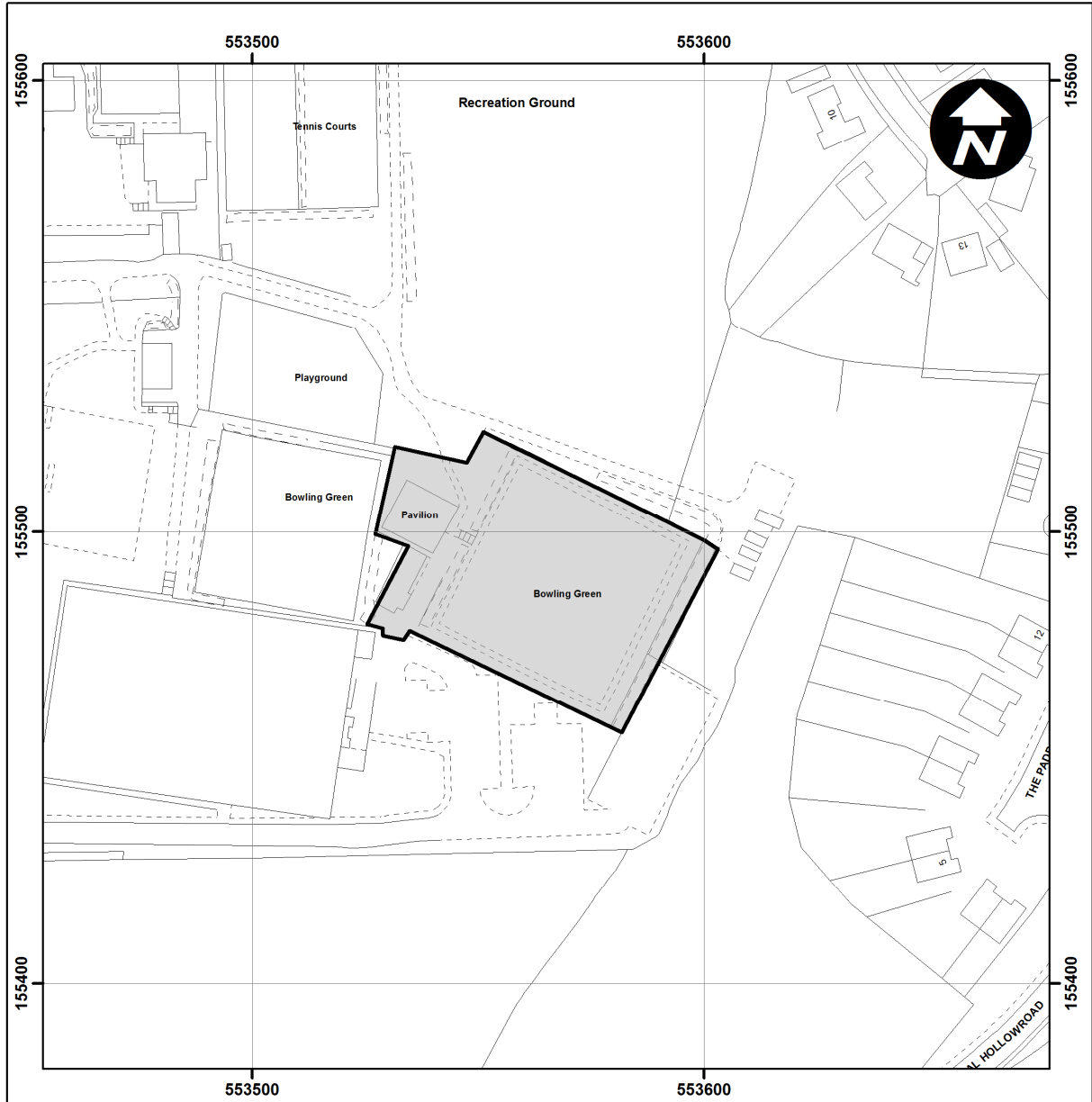
Kristen Paterson
Community and Planning Services Director

Link to application details:

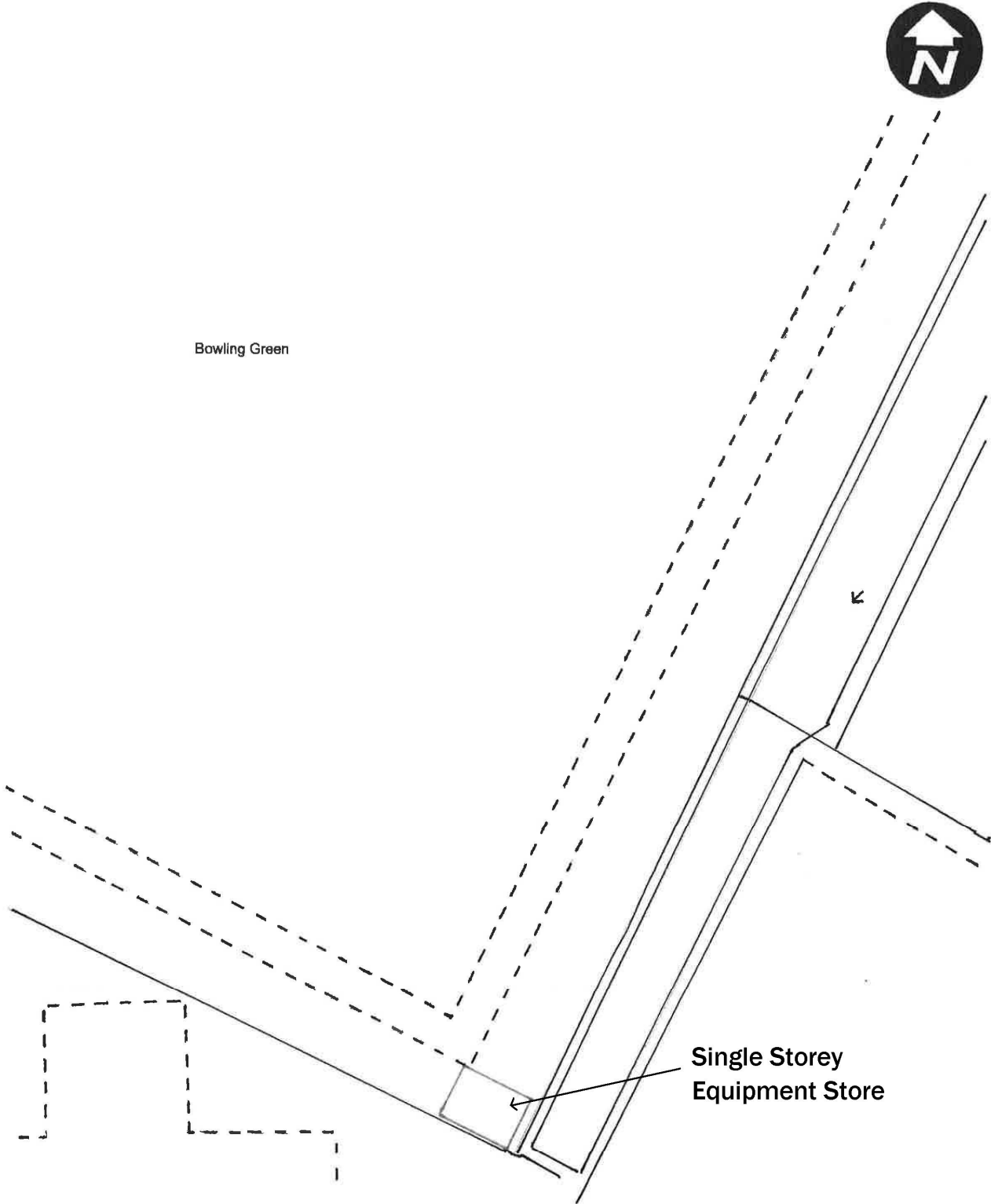
<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LSHPGVBK0CR00>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=LSHPGVBK0CR00>



<h1>Site Plan</h1>	
Scale	1:1,250
Date	29.11.2011
	
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