

DEVELOPMENT CONTROL COMMITTEE

11 July 2013 at 7.00 pm
Council Chamber, Argyle Road, Sevenoaks

AGENDA

Membership:

Chairman: Cllr. Williamson

Vice-Chairman Cllr. Miss. Thornton

Cllrs. Mrs. Ayres, Brookbank, Brown, Clark, Cooke, Mrs. Davison, Mrs. Dawson, Dickins, Edwards-Winsler, Gaywood, McGarvey, Orridge, Mrs. Parkin, Piper, Miss. Stack, Underwood and Walshe

Apologies for Absence

Pages

1. **Minutes** (Pages 1 - 6)
Minutes of the meeting of the Committee held on 13 June 2013
2. **Declarations of Interest or Predetermination**
Including any interests not already registered
3. **Declarations of Lobbying**
4. **Planning Applications - Group Manager - Planning's Report**
 - 4.1. **SE/13/00081/REM - Former Sevenoaks Police Station, Morewood Close, Sevenoaks Kent TN13 2HX** (Pages 7 - 34)
Reserved matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to condition 2 of SE/11/02471/OUT - Proposed demolition of the former police station and erection of up to approximately 52 residential units.
 - 4.2. **SE/13/01159/HOUSE - 1 Plymouth Drive, Sevenoaks TN13 3RW** (Pages 35 - 44)
The erection of a two storey side extension and alterations to no. 1 Plymouth Drive.
 - 4.3. **SE/13/01293/FUL - Mercury House, Station Road, Edenbridge TN8 6HL** (Pages 45 - 52)
Part change of use of existing B1/B8 building with ancillary offices to A1 warehouse retail use with ancillary offices

- 4.4. **SE/13/00628/HOUSE - White Gables, High Street, Farningham, Dartford DA4 0DB** (Pages 53 - 64)
Demolition of conservatory and detached single garage, erection of a single storey rear extension and two storey side extension
- 4.5. **SE/13/00977/HOUSE - Dryhill Cottage, Dryhill Lane, Sundridge, Sevenoaks TN14 6AA** (Pages 65 - 78)
Erection of new single storey glass extension to form kitchen/dining area linked to existing building; new paved terrace
- 4.6. **SE/13/00978/LBCALT - Dryhill Cottage , Dryhill Lane, Sundridge, Sevenoaks TN14 6AA** (Pages 79 - 86)
Erection of new single storey glass extension to form kitchen/dining area linked to existing building; new paved terrace
- 4.7. **SE/13/00815/HOUSE - Little Buckhurst Barn , Hever Lane, Hever, Edenbridge TN8 7ET** (Pages 87 - 94)
Erection of a single storey rear extension and link extension.
Alteration to main dwelling. Part demolition of existing retaining wall and proposed hard landscaping

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 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 227350 by 5pm on Monday, 8 July 2013.

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 held on 13 June 2013 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Miss. Thornton (Vice-Chairman)

Cllrs. Brookbank, Brown, Clark, Mrs. Davison, Dickins, Gaywood, McGarvey, Mrs. Parkin, Piper, Miss. Stack and Underwood

Apologies for absence were received from Cllrs. Mrs. Ayres, Cooke, Orridge and Walshe

Cllrs. Mrs. Bracken and London were also present.

10. Minutes

It was accepted that apologies from Cllr. Mrs. Ayres would be added to the minutes. Under minute item 5 the name of the public speaker was corrected to Robert Wickham.

Resolved: That the minutes of the meeting of the Development Control Committee held on 23 May 2013, as amended, be approved and signed by the Chairman as a correct record.

11. Declarations of Interest or Predetermination

There were no declarations of interest or predetermination.

12. Declarations of Lobbying

Cllr. McGarvey declared that he had been lobbied in respect of item 4.2 SE/13/00135/FUL - Land to the rear of Alandene, Till Avenue, Farningham DA4 OBH.

The Committee declared that they had been lobbied in respect of item 4.4 SE/13/00139/HOUSE - 10 Springshaw Close, Sevenoaks, Kent TN13 2QE, which had previously been considered by the Committee.

Reserved Planning Applications

The Committee considered the following planning applications:

13. SE/13/00360/HOUSE - Moorcroft Place, Mapleton Road, Westerham TN16 1PS

The report concerned a retrospective application for permission to erect a 2.2m high metal fence, running 290m across site, and 8 CCTV cameras on posts ranging between 3.5m and 7.5m in height. There were small openings at ground level to enable wildlife to pass through at 5m intervals. The applicant proposed to plant a mixed native hedge on the outer side of the fence to screen it. The 4 CCTV cameras not in ancient woodland would be planted with western redcedar.

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The site was situated in an area of archaeological potential, an Area of Outstanding Natural Beauty and the Metropolitan Green Belt. Part of the site was ancient woodland. It was adjacent to a Site of Nature Conservation Interest and 2 public rights of way.

Officers considered that the proposed development represented inappropriate development within the Green Belt however the fence did not materially undermine the openness of the Green Belt and the security measures represented very special circumstances that clearly outweighed the harm to the Green Belt.

The Committee was addressed by the following speakers:

Against the Application:	-
For the Application:	-
Parish Representative:	Cllr. Le Breton
Local Member:	Cllr. Mrs. Bracken

In response to a question Officers confirmed the site extended 600m by 520m. The only point at which the metal fence was clearly visible from the footpath was at the southern intersect with the close boarded fence. It was possible that those using the footpath to the south of the site could be monitored by CCTV. Officers had not been supplied information on the specification of the CCTV, for example on whether it was static or where it pointed, but he confirmed the CCTV would be used once the alarm was triggered.

It was MOVED by the Chairman and was duly seconded that the recommendation in the report, as amended by the Late Observations Sheet, to grant permission subject to conditions be adopted.

It was suggested that the case for very special circumstances had not been made out. It was a low crime area, Chartwell next door had not been targeted and there was no greater reason to fear crime on that site than many other sites within the district. Such development was inappropriate in the Green Belt and it was not in the right setting.

It was noted there was some further explanation about the justification of very special circumstances in the Design and Access Statement, though much was confidential.

It was moved and duly seconded that the report be deferred to a future meeting so that the Officers may consider the Design and Access Statement further and provide Members with greater information from the applicant regarding the very special circumstances as to why the development should be allowed in the Green Belt in this case.

The motion was put to the vote and there voted –

8 votes in favour of the motion

4 votes against the motion

Resolved: That the report be deferred to a future meeting so that the Officers may consider the Design and Access Statement further and also provide Members with

greater information from the applicant regarding the very special circumstances as to why the development should be allowed in the Green Belt in this case. .

The meeting clarified that Officers should also seek further information on the CCTV cameras including the splay across public rights of way. A Member also requested more information on the security lights.

14. SE/13/00135/FUL - Land to the rear of Alandene, Till Avenue, Farningham DA4 OBH

The proposal was for the erection of a detached 2-bedroom bungalow with provision for two off street parking spaces and a refuse storage area to the front. The site currently formed part of the residential curtilage of Alandene.

The report advised that in July 2012 planning permission had been refused for a different 2-bedroom bungalow with new access. On balance the combination of revisions since then had overcome the reasons for refusal.

A Late Observations sheet had been tabled for the item. It was noted that a Members' Site Inspection had been held for this application. There were no public speakers.

It was MOVED by the Chairman and was duly seconded that the recommendation in the report, as amended by the Late Observations Sheet, to grant permission subject to conditions be adopted.

The local Member noted the comments of the Parish Council.

Members felt the application still had a detrimental effect on the residential amenity of future residents of Alandene. Although the total residential amenity area looked acceptable, the space was distributed and in an awkward shape.

It was suggested the proposal would be more prominent than the previously refused application, despite its smaller footprint, because of the increased height.

The access route was criticised, particularly as it would be serving as many as 8 properties. The turn onto the A225 could be difficult. The track was so narrow that vehicles could not pass each other.

Some Members considered the proposal to be an overdevelopment of the site, it would create a terracing effect and it would take the last of the open spaces on that road.

The motion was put to the vote and there voted –

4 votes in favour of the motion

8 votes against the motion

The Chairman declared the vote to have been LOST. It was MOVED by Cllr. McGarvey and was duly seconded that permission be refused. This would be on grounds of: loss of residential amenity to neighbours; lack of residential amenities to the site itself; the bulk,

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height, scale of the building, as defined by the height of the dwelling, the infilling and terracing effect; and that the proposal would harm the distinctive character of the area.

It was agreed that the highway concerns, in particular the suitability of extra traffic using the junction with the A225, would be added for information. The local Member was aware that the Highways Authority had provided incorrect data concerning the number of properties served by the track and recalled accidents at the site to which Kent County Council had not referred.

The motion was put to the vote and it was –

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

1. The proposal would result in an overdevelopment of the site by virtue of its, size, bulk and roof height and would appear a cramped form of development, out of character with the established pattern of development in the locality. The proposal would therefore be contrary to policy EN1 of the Sevenoaks District Plan and SP1 of the Sevenoaks Core Strategy.
2. The proposal would not ensure a satisfactory environment for future occupants in terms of amenity space contrary to policy EN1 of the Sevenoaks District Plan and SP1 of the Sevenoaks Core Strategy.
3. As a result of the application proposal, the neighbouring property Alandene would appear as a cramped form of development within an insufficient plot and would not benefit from a satisfactory environment for future occupants in terms of amenity space. It would therefore be out of keeping with the established pattern of development in the locality contrary to policy EN1 of the Sevenoaks District Plan and SP1 of the Sevenoaks Core Strategy.

Informative:

Whilst Kent Highway Services raised no objection to the development as a Statutory Consultee, the Development Control Planning Committee and local members, due to their local knowledge of vehicular movements and highway issues in the area were concerned in regard to highway safety and the impact of the increase in traffic this development would cause using this narrow access onto the busy Eynsford Road (A225).

15. SE/13/00628/HOUSE - White Gables, High Street, Farningham, Dartford DA4 0DB

This item had been WITHDRAWN.

16. SE/13/00139/HOUSE - 10 Springshaw Close, Sevenoaks, Kent TN13 2QE

The proposal was for the erection of a two-storey side extension and ground floor front extension. There would be minor changes to windows on the ground floor.

The Committee was reminded that the matter was previously considered by them at its meeting on 23 May 2013. Officers had brought the matter back to the Committee following concerns that Members may have been misled. Although the development was

0.15m closer to the boundary than the permission granted in 2008 (and renewed in 2011), this was only because of the single-storey front element. The two-storey element was no closer to the boundary than what was previously approved.

Officers sought clarification from the Committee as to their reasons for refusal. Officers had therefore recommended that the refusal be reconfirmed without the first reason which concerned the terracing effect.

The Committee was addressed by the following speakers:

Against the Application:	Barry Cornell
For the Application:	Andy Hollins
Parish Representative:	-
Local Member:	-

In response to a question Officers confirmed that the eaves as constructed were smaller than those approved under the extant permission.

It was MOVED by the Chairman and was duly seconded that the recommendation in the report to refuse permission be adopted.

An amendment was proposed by Cllr. Miss. Thornton the first reason for refusal be reinstated with the clarification that it was the single-storey front extension which was creating the additional impact on the terracing effect. She felt that there had been no confusion at the previous meeting. This amendment was duly seconded.

The amendments was put to the vote and it was AGREED.

The motion was put to the vote and it was -

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

1. The proposed single-story front development by virtue of its height, design and proximity to the boundary would create a terracing effect between properties, which would have a detrimental impact on the street scene. The proposal is therefore contrary to the advice in The Council's Supplementary Planning Document Residential Extensions and Policy EN1 of the Sevenoaks Local Plan.
2. The proposed single storey front extension, by virtue of its height, bulk and proximity to the neighbouring property would have a detrimental impact on the outlook and residential amenity of the neighbouring property by way of loss of light and perception of overbearance. The proposal would therefore be contrary to Policy EN1 of the Sevenoaks Local Plan.

Cllrs. Dickins, Gaywood and Underwood abstained from the vote as they had not been present when the matter was previously considered by the Committee.

THE MEETING WAS CONCLUDED AT 8.35 AM

CHAIRMAN

4.1 - SE/13/00081/REM Date expired 25 April 2013

PROPOSAL: Reserved matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to condition 2 of SE/11/02471/OUT - Proposed demolition of the former police station and erection of up to approximately 52 residential units.

LOCATION: Former Sevenoaks Police Station, Morewood Close, Sevenoaks KENT TN13 2HX

WARD(S): Sevenoaks Kippington

ITEM FOR DECISION

Councillors Eyre and Hunter have referred the application to Development Control Committee for the reasons specified in the main report.

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

1) The southernmost portion of the turning head to the rear of Block B shall be hatched with "keep clear" markings or other similar measures, in accordance with a scheme that shall be submitted to and approved writing by the Local Planning Authority prior to the first occupation of Block B or Block D. The approved details shall be maintained as such thereafter.

To ensure suitable provision for the turning of refuse vehicles, in accordance with policy EN1 of the Sevenoaks District Local Plan.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 5827 01C, 10D, 11D, 12D, 13B, 14C, 15C, 16C, 17E, 18A, 19 21C, 22C, 23C, Bir.4175_01 and Bir.4175_02

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

3) The material samples required under condition 4 of SE/11/02471 shall include a sample panel measuring a minimum of 300mm x 300mm in area of the timber cladding to be used in the external elevations of the development, and shall demonstrate how the individual timbers will join with one another, and details of any staining proposed to the timber cladding.

To ensure a satisfactory appearance to the development, in accordance with Policy SP1 of the Sevenoaks Core Strategy and Policy EN1 of the Sevenoaks District Local Plan.

Informatives

1) The refuse bins that are depicted on the approved plans appear to be 1,100L wheeled bins, and if so each refuse storage area has the required no. of bins. The 1,100L bins must be of the drop-front variety as outlined in the Sevenoaks District Council guidance to developers. Further, the bins should be allocated as follows:

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- a. Refuse Block A: 3 bins for general waste (black sacks) & 3 bins for recyclable waste (clear sacks and large cardboard)
 - b. Refuse Block B: 2 bins for general waste (black sacks) & 2 bins for recyclable waste (clear sacks and large cardboard)
 - c. Refuse Block C: 2 bins for general waste (black sacks) & 2 bins for recyclable waste (clear sacks and large cardboard)
 - d. Refuse Block D: 1 bin for general waste (black sacks) & 1 bin for recyclable waste (clear sacks and large cardboard)
- 2) The surfacing materials for the access and roadways hereby approved and as shown on the plans, shall be constructed to accommodate the weight of a 26 tonne refuse collection vehicle.
 - 3) You are advised that the drainage details required as part of condition 12 of the outline planning permission remain outstanding and will need to be subject to a separate details submission.
 - 4) Any gate installed on the boundary between the dry access route to Block D and the adjacent public footpath must be designed to open inwards into the site, to avoid obstruction of the public footpath.

Update

- 1 Members will recall that this application was reported to the Development Control Committee on 18 April 2013. Members were concerned about the design, particularly of Block A fronting London Road, and considered the building to be monolithic, lacking in distinctive features, and did not make a positive impact on its surroundings. Members also considered the use of materials, including the choice of brickwork and timber cladding, to be inappropriate to the town. On this basis, Members voted to defer the application to enable the case officer to report these concerns back to the applicant, and to seek changes to the scheme. Members also requested that the case officer should consult with local members on any changes proposed.
- 2 Following the meeting, the case officer has discussed the concerns raised by the committee with the applicant, and revisions to the design have been submitted. The use of an engineered blue/grey brick on the ground floor of the buildings has been replaced with a cream rendered finish. The recessed top floor of Block A has also been changed to a cream render finish. The buildings have also been designed with larger window openings to give more emphasis to the glazing on the building as a contrast to the brickwork.
- 3 The applicant has also highlighted the illustrative drawings submitted with the application which demonstrate how the Block A has been designed with varying projections and recesses, to break up its scale.
- 4 An assessment of the changes in the design of the scheme is provided below. The original report to committee follows this assessment.

Further Consultations on revised plans

Sevenoaks Town Council

5 Comments awaited

Neighbour Representations

6 1 letter received

- The development would worsen traffic in the area
- The area needs affordable family homes, not designer apartments.

Ward Members

7 As requested by the committee, the local Members were consulted on the revisions proposed. The feedback from Local Members was as follows –

Cllr Hunter – *“I would prefer off white render and not timber cladding”* (in reference to the treatment of the top floor of Block A, where a variety of external finishes were initially submitted by the applicant for consideration)

Cllr Eyre – No comments received.

Assessment of the design of the revised scheme

8 The concerns raised by Members can be split into two main areas- 1) the monolithic appearance of Block A, and 2) the external finish to the building

9 In response to the monolithic appearance of Block A, Members will note that the scale, footprint and height of the building remains as originally submitted. The applicant has chosen not to amend these components of the building, and relies on highlighting the various features contained within the design to demonstrate that scale and massing would be broken up. I would clarify these as follows –

- The building does not follow set straight lines. The main frontage onto London Road follows a subtle “V shaped” line, and the elevations are staggered to include projections and recessed areas, which have the effect of breaking up the scale and massing of the building.
- The appearance of the building is further broken down through the use of different materials. The building is broken down vertically through the use of brick on the projecting elevations and timber cladding on the recessed elevations. The scale is broken down horizontally through the use of render on the ground and top floor. The top floor is purposefully recessed to reduce scale and massing.
- The prominence of the brick elevations has been reduced by enlarging the windows to each building, thus reducing the proportion of brickwork on the building.
- The illustrative drawings submitted with the application demonstrate how this scale and massing would be broken down with more clarity than the technical drawings demonstrate.

10 With regard to the material finish, the use of engineered brick on the ground floor was criticised by Members and this has now been replaced by a cream render

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finish to the ground floor of the buildings. The recessed top floor of Block A has also been revised to incorporate a cream rendered finish, rather than the grey membrane finish as originally proposed.

- 11 The application proposes to retain the timber cladding on the buildings. Whilst this has been criticised by Members, such cladding is evident on larger modern buildings in the town, such as the Sainsbury's store, the new flats at Oaks House, Tubbs Hill, and the residential scheme permitted at 66 London Road. The concerns raised by the Town Council appear to stem from a fear that the cladding will look like the new flats at the Railway and Bicycle site. However it is clear from the submitted plans that the cladding proposed in this case is recessed and its prominence is consequently residual. The Council could impose a condition requiring a sample panel of the timber cladding (including the way in which the timbers would be arranged next to each other) before it is applied to the building. I do not believe it would be sustainable for the Council to object in principle to all developments with timber cladding on the basis of what has been specifically built at the Railway and Bicycle, as it cannot be said that timber cladding is inherently an unacceptable material. In my opinion, the cladding at the Railway and Bicycle looks odd because of its small size and the way in which it has been installed on the building. In contrast, the cladding on this proposal is integral to the design and the Council can impose a condition to ensure it is satisfied with the detailed design and arrangement of the cladding.
- 12 I consider that these changes, albeit limited, improve the appearance of the scheme compared to the original design. Members have questioned whether the building is of sufficient high quality and this is a subjective judgement. I do not seek to put forward the development as being of outstanding design. However I do consider that the scheme would be of substantially better design than the existing police station building, and of higher design quality than other buildings fronting London Road within the local area. As such I consider that the proposal would make a positive contribution to the quality of built form in the local area and as such would accord with Policy SP1 of the Core Strategy.

Other matters

- 13 A local resident has raised objection to the scheme on highways grounds. However given that outline permission has already been granted for development of the site, and no objection has been raised by Kent Highways, I do not consider this to be a sustainable objection.
- 14 In response to the comment that the area needs affordable family homes it should be noted that 40% of the development is for affordable housing and the outline permission envisaged is primarily flatted development. The Council has a disproportionate number of larger dwellings (3 bedrooms and above), and Policy SP5 of the Core Strategy seeks specifically to increase the number of smaller units in the district. This scheme would assist in the delivery of such smaller units.
- 15 Overall, I consider that the revisions improve the appearance of the development and would accord with Policy SP1 of the Core Strategy, and I would recommend that planning permission is granted, subject to the conditions listed at the top of this report.

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- 16 The report originally submitted to the Development Control committee on 18 April 2013 now follows, together with a copy of the late observation sheet for 18 April 2013 and a copy of the Outline Planning Permission.

Background Papers

Site and Block plans

Appendix A – Development Control Committee - 18 April 2013 - Report

Appendix B - Development Control Committee - 18 April 2013 – Late Observations and Outline Planning Permission

Contact Officer(s): Andrew Byrne Extension: 7225

Pav Ramewal Chief Executive Designate

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MGLVMEBK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MGLVMEBK8V000>

Report to Development Control Committee 25 April 2013

4.1 – SE/13/00081/REM Date expired 25 April 2013

PROPOSAL: Reserved matters (Access, Appearance, Landscaping, Layout and Scale) pursuant to condition 2 of SE/11/02471/OUT - Proposed demolition of the former police station and erection of up to approximately 52 residential units.

LOCATION: Former Sevenoaks Police Station, Morewood Close, Sevenoaks KENT TN13 2HX

WARD(S): Sevenoaks Kippington

ITEM FOR DECISION

Councillors Eyre and Hunter have referred the application to Development Control Committee for reasons relating to design and density.

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

1) The southernmost portion of the turning head to the rear of Block B shall be hatched with "keep clear" markings or other similar measures, in accordance with a scheme that shall be submitted to and approved writing by the Local Planning Authority prior to the first occupation of Block B or Block D. The approved details shall be maintained as such thereafter.

To ensure suitable provision for the turning of refuse vehicles, in accordance with policy EN1 of the Sevenoaks District Local Plan.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: 5827 01C, 10C, 11C, 12C, 13A, 14B, 15B, 16B, 17D, 18, 20D, Bir.4175_01 and Bir.4175_02

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

Informatives

1) The refuse bins that are depicted on the approved plans appear to be 1,100L wheeled bins, and if so each refuse storage area has the required no. of bins. The 1,100L bins must be of the drop-front variety as outlined in the Sevenoaks District Council guidance to developers. Further, the bins should be allocated as follows:

- a. Refuse Block A: 3 bins for general waste (black sacks) & 3 bins for recyclable waste (clear sacks and large cardboard)
- b. Refuse Block B: 2 bins for general waste (black sacks) & 2 bins for recyclable waste (clear sacks and large cardboard)
- c. Refuse Block C: 2 bins for general waste (black sacks) & 2 bins for recyclable waste (clear sacks and large cardboard)
- d. Refuse Block D: 1 bin for general waste (black sacks) & 1 bin for recyclable waste

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(clear sacks and large cardboard)

- 2) The surfacing materials for the access and roadways hereby approved and as shown on the plans, shall be constructed to accommodate the weight of a 26 tonne refuse collection vehicle.
- 3) You are advised that the drainage details required as part of condition 12 of the outline planning permission remain outstanding and will need to be subject to a separate details submission.

Description of Proposal

- 1 This application seeks the approval of reserved matters for redevelopment of the police station site, pursuant to the outline planning permission granted under SE/11/02471. This permission secured development for “the erection of up to approximately 52 residential units”.
- 2 The reserved matters submitted are for the layout, scale and appearance of the buildings, the means of access and landscaping of the site, and in summary the details submitted are as follows –
 - The application proposes 55 apartments in total, consisting of 6 x 3 bed units, 39 x 2 bed units and 10 x 1 bed units. Of these, 22 units would be affordable.
 - 66 car parking spaces would be provided, at a ratio of 1 space per residential unit and 11 visitor spaces.
 - The development would consist of 4 residential blocks. The blocks have been designed in a similar style, utilising contrasting red and grey/blue bricks, timber cladding, grey casement windows, and flat grey membrane roofs which overhang the elevations of each building.
 - Block A would be four storeys in height with a recessed top floor. The western side of the building would taper to two storeys in height. This building would contain 21 apartments in total. The building would measure approximately 43m in length, 14m in width, and 11.6 metres in height.
 - Block B would be located towards the western boundary of the site, to the north of block A. It would be 3 storeys in height and would contain 15 units, all of which would be affordable. The building would measure approximately 29 metres in length, 15 metres in width and 8.8 metres in height.
 - Block C would be sited adjacent to Morewood Close, and would be 3 storeys in height. It would contain 12 units in total. The building would measure approximately 31 metres in length, 13 metres in depth and 8.8 metres in height.
 - Block D would be sited to the rear of the existing Magistrates Court and would contain 7 flats arranged over two floors, all of which would be affordable units. The building would measure approximately 20 metres in length, 14.5 metres in width and 7 metres in height.

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- The buildings would be evenly distributed around the site and separated by hard and soft landscaping. A single vehicle access point would be provided from Morewood Close, between proposed Block C and the Magistrates Court. A further emergency access point would be located between blocks A and C.
- The development would retain a number of trees within the site which are protected by a Tree Preservation Order. Further soft landscaping would be provided on site in addition to this.

Description of Site

- 3 The application site relates to buildings and land formerly in use as Sevenoaks police station. The station has been closed for some time and services relocated, including a new station elsewhere in Sevenoaks. The site is 0.86 hectares in size to the south and west of the existing Magistrates court which is to remain on site.
- 4 The site is located within the built confines of Sevenoaks and within close walking distance of the train station. It occupies an important position at the “entrance” to the town when approaching from London Road. The site is surrounded by residential development to the south and west, by an open area of land and the railway embankment to the north, and by the fire station and houses to the east. Land levels in the area vary to the extent that houses to the west of the site on Uplands Close are at a much higher level than the police site.
- 5 Land within the site slopes gently from west to east and from south to north. The eastern part of the site falls within a flood zone. A band of trees are located to the front and side of the site and are protected by a Tree Preservation Order, as are various individual and groups of trees adjacent to the magistrates court building.
- 6 A public footpath is sited to the west of the site and leads under the railway embankment to Robyns Way.
- 7 The former police building is a rather unattractive 3-4 storey flat roofed building of around 1950s origin which faces the road. The building drops to single storey to the rear and leads on to the Magistrates Court which is a part single, part two storey flat roofed building of similar age and design to the police station. The rear of the Magistrates Court is used for parking and it is separated from the police site by an iron railed fence.
- 8 The remainder of the application site is generally laid to grass, although some hard surfaced areas for car parking remain.

Constraints

- 9 The application site is within the built confines of Sevenoaks. A number of trees (including individual and group designations) protected by Tree Preservation Order no.1 of 2005 are located around the site. The eastern edge of the site is located within an identified flood zone.

Policies

Sevenoaks District Local Plan

- 10 Policies – EN1, NR10, T8, T10, VP1, EP8, ST10

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Sevenoaks Core Strategy

- 11 Policies – L01, L02, SP1, SP2, SP3, SP5, SP7, SP8, SP9, SP10

Other

- 12 Sevenoaks Affordable Housing Supplementary Planning Document 2011
- 13 Kent Design Guide (Adopted as Sevenoaks Supplementary Planning Document in 2007)
- 14 The National Planning Policy Framework

Planning History

- 15 SE/11/02471 - Proposed demolition of the former police station and erection of up to approximately 52 residential units - Approved
- 16 SE/09/00650 – Outline application for demolition of the existing police station and erection of 52 residential units and approximately 1,228sqm of office floor space – Approved.
- 17 SE/07/00686 - Demolition of existing police station and erection of 59 residential units and approximately 1340sqm of office floor space – Refused. Dismissed on appeal

Consultations

Sevenoaks Town Council

- 18 Recommends refusal on the following grounds:

“1. Overdevelopment of the site:

There is a proposed density of 62.6 dwellings per hectare compared to the recommended level of 40.0 dwellings per hectare set out in the Core Strategy.

Outline permission was granted for 52 dwellings on the site, this application seeks to increase this to 55 (reduced from 58 dwellings during the pre-application stage, at the advice of planning officers)

2. Design

Pg 7 of the Design statements states "The design of the scheme and proposed materials strongly reflects the desire of the designers and planning department to create a contemporary aesthetic, and move away from the more traditional style and materials used within the immediate area". This means the proposal conflicts with the Residential Character Area Assessment.

The developer intends to use red brick, brown shiplap boarding, and the result will be similar to the criticized railway and bicycle scheme.

Informative: Sevenoaks Town Council notes that this is a substantial application which should be referred to Development Control for public debate. Sevenoaks Town Council would also request that no demolition work be carried out until the

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developer is in a position to commence construction and complete within a reasonable timescale“.

SDC Tree Officer

- 19 “I have no issue with this proposed development. I am equally comfortable with the tree protection details and the hard and soft landscaping scheme as proposed”.

Environment Agency

- 20 “This application relates to a condition that was not requested by us, we therefore have no comments to make with regards to the discharge of condition 2.”

SDC Environmental Health Officer

- 21 “I have no adverse comments or observations, in respect of this submission”.

SDC Planning Policy team

- 22 “Thank you for the opportunity to comment on this planning application. The Planning Policy team previously commented on application SE/11/02471, which granted permission for approximately 52 residential units on the site. The Planning Policy team does not wish to comment on these detailed matters”.

SDC Refuse team

- 23 “We have assessed four areas of concern with the development, outlined as follows:

1. Site access road surfaces: When fully laden, our refuse collection vehicles (RCVs) have a gross weight of 26 tonnes. The road surface over which they travel must therefore be suitable for such a vehicle to traverse the site without causing any damage to the road surface. In particular, we are concerned that the access road area at refuse block C, adjacent to the disabled parking bays, appears to be raised and to be constructed of brick or a similar block. Any such structure, and other traffic-calming measures (e.g., sleeping policemen), must be suitable for regular use by heavy vehicles.

2. Turning head parking restrictions: The southernmost portion of the turning head area must be hatched with 'Keep Clear,' or a similar measure, to prevent vehicles from parking within it. RCVs will need to use the southernmost area to manoeuvre in order to reverse to the bin-store area in Block D, and then to exit the site at the completion of the collection sequence.

3. Location of the 4 refuse bin store areas: As long as our RCVs can access the bin store areas readily and safely as outlined in nos. 1 and 2 above, the locations are satisfactory as proposed.

4. The refuse bins that are depicted appear to be 1,100L wheeled bins, and if so each refuse storage area has the required no. of bins. The 1,100L bins must be of the drop-front variety as outlined in our guidance to developers. RCVs do not have the mechanisms needed to lift bins to empty; drop-fronted bins allow or crews to manually remove refuse and recycling sacks from bins. Further, the bins should be allocated as follows:

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- a. Refuse Block A: 3 bins for general waste (black sacks) & 3 bins for recyclable waste (clear sacks and large cardboard)
- b. Refuse Block B: 2 bins for general waste (black sacks) & 2 bins for recyclable waste (clear sacks and large cardboard)
- c. Refuse Block C: 2 bins for general waste (black sacks) & 2 bins for recyclable waste (clear sacks and large cardboard)
- d. Refuse Block D: 1 bin for general waste (black sacks) & 1 bin for recyclable waste (clear sacks and large cardboard)

If vehicle access and bin deployment needs are as outlined above, SDC - Environmental and Operational Services have no objection to the development.”

West Kent Public Rights of Way team

- 24 “Public Rights of Way Footpath SU12 runs along the western boundary of the property. I do not anticipate that it will be directly affected by the development. I enclose a copy of the Public Rights of Way network map showing the line of this path for your information.

I would repeat my request of 3rd November 2011 that a Section 106 agreement should be made to include money to upgrade the surface of the public footpath SU12 between Robyn's Way and London Road.

I am also concerned that the changes in ground level should not result in surface water or flood water draining onto the public footpath. I would also ask that no further trees or shrubs are planted along the footpath boundary on the western edge of the site thus leaving the possibility of natural surveillance of the footpath from the buildings. The footpath is already quite densely shaded by trees to its western side from Uplands Close and the height of the block D will also overshadow any natural light and any further planting would exacerbate this.

It should also be noted that gates are not allowed, under Section 153 of the Highways Act 1980, to open outwards onto a public highway and therefore any gate at the end of the walkway out to the public footpath must open inwards, onto the site.

KCC Ecology

- 25 An ecological scoping survey and a reptile survey was carried out as part of the outline planning application. The reptile survey identified that there were low numbers of reptiles around the boundary of the site.

The landscape plans submitted with the planning application shows that there will be a grassy area around the boundary of the site. The landscape plan details that this area will be seeded with grass and mown regularly. We recommend that this area is sown with wild flower seed and at least half of this area is enhanced and managed to benefit reptiles. Details of the proposed management must be submitted for comment as a condition of the application.

Please be aware that any clearance of vegetation within this site, must be carried out following the precautionary mitigation detailed in the Reptile Report (Reptile

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Survey Report; Former Police Station, Sevenoaks; Ref B512/01; Lloyd Bore Landscape and Ecology; Dated June 2009”.

UK Power Networks

26 “No objections”.

Thames Water

27 “The reserved matters application does not affect Thames Water and as such we have no observations to make”.

South East water

28 No comments made

Representations

29 1 letter received

- The public footpath should not be adversely affected in any way
- Could the developer, in conjunction with the council, improve the path and lighting on it?

Group Manager Planning Services Appraisal

30 This application follows the grant of outline planning permission for the site, where the principle of a residential development has been accepted. The reserved matters application submitted seeks approval for the detailed design of the scheme, incorporating the layout, scale and appearance of the buildings, the means of access to the site, and landscaping of the site. The main issues for consideration are as follows

- Whether the reserved matters submission follows the terms of the Outline planning permission
- Whether the detailed design of the scheme is acceptable in terms of appearance, scale and layout
- Whether the access and parking arrangements are satisfactory.
- Provision for affordable housing
- Any other matters raised

Whether the reserved matters accord with the terms of the Outline Permission

31 The outline planning permission granted under SE/11/02471 is described as “the erection of up to approximately 52 residential units.” This reserved matters application proposes to erect 55 residential units in total. Given the description of the development approved under the Outline Scheme, I consider that this gives sufficient flexibility to allow either slightly more or slightly less than 52 residential units as part of the reserved matters submission. In numerical terms, I am

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satisfied that the 55 units proposed would fall under the terms of “approximately 52 residential units”.

- 32 The outline planning permission reserved all matters relating to the layout, scale and appearance of the buildings, access and landscaping for future consideration. However as part of the outline scheme, a series of illustrative plans and scale parameters were submitted and Condition 2 of the outline permission requires the scale of the development submitted under the reserved matters application to be “no greater than the height width and length parameters stated in the application”. In addition, condition 2 requires any building fronting London Road “not to exceed 11.2 metres in height when measured from a ground level of 82.6m above Ordnance Datum”.
- 33 The reserved matters submission shows the height of Block A, which would front London Road, at a maximum height of 93.8m above Ordnance Datum – and this accords with the height restriction in condition 2 of the Outline permission, as set out above.
- 34 In terms of the general scale parameters, the approximate length, width and height of each building as set out in the outline permission were as follows.
- Block A – Approximately 46m length, 15m width, 3.5 storeys (including a recessed fourth storey) with upper height limit of 12m
- Block B – Approximately 44m length, 13m (staggered) width, 3 storeys with upper height limit of 9m.
- Block C – Approximately 36m length, 11m width, 3 storeys with upper height limit of 9m
- Block D – Approximately 22m length, 14m width, 3 storeys with upper height limit of 9m.
- 35 The detailed drawings submitted under the reserved matters are for buildings of the following sizes.
- Block A - 43m in length, 14m in width, and 11.6 metres in height over 4 storeys, including a recessed fourth storey. This excludes the part three, part two storey element to the north of the building, which projects at an angle and as such cannot be easily measured as part of the total length and width parameters set out in the outline permission.
- Block B - 29m length, 15m width, 8.8m height over three storeys.
- Block C - 31m length, 13m width, 8.8m height over three storeys
- Block D - 20m length, 14m width, 7m height over two storeys.
- 36 As can be seen by comparing the above dimensions, the detailed drawings submitted with the reserved matters would comply with the approximate scale parameters set out in the outline scheme. Whilst not directly contravening the outline scale parameters, the design of Block A includes a part three, part two storey element, which increases the overall size of this building, and this will be considered in further detail below.

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- 37 Overall I am satisfied that the submitted details would comply with the terms of the outline approval, and as such can be properly considered as the reserved matters to this approval.

The layout, scale and appearance of the proposal and impact upon the surrounding area

- 38 The scheme provides a four storey building fronting London Road and three storey buildings elsewhere on the site, in accordance with the terms of the outline planning permission. The frontage building (Block A) was shown at outline stage as an oval shaped building with glazed and cladded elevations. The details now show a building of more conventional and regular elevations, finished in two contrasting brick colours and timber cladding, with the recessed top floor finished in grey render. The same material finishes would be used for other buildings on the site.
- 39 The part three, part two storey element on the west elevation of Block A would increase the overall footprint and size of this block in comparison to the outline scheme. However due to the siting of this part of the building, at an angle to the remainder of Block A, it does not contravene the overall approximate length and width parameters set out in the outline permission. At the same time, the length of Blocks B, C and D would be smaller than the approximate parameters set at outline stage, albeit that the width of Block C is 2 metres wider than these parameters. Overall, the extent of built form covering the site would be very similar to the illustrations submitted with the outline scheme. The limit in height of the additional wing to Block A at two storeys would minimise the effect of Block A on the setting and outlook of Block B, and would also help maintain a break between the massing of these buildings at 3 and 4 storeys respectively.
- 40 Block B as now proposed would be condensed in size from a staggered building of 44m length to a rectangular footprint of 29 metres in length. As a result, the massing of the east and west facing elevations of this building have been significantly reduced in comparison to the outline scheme, and this also helps offset the increased size of Block A as set out above.
- 41 Block C was illustrated at outline stage as a three storey building containing 6 townhouses. This has been revised for the reserved matters to consist of a three storey building containing 12 apartments. As a result the building would be smaller in length but slightly wider. I consider that the adaption of this block to flats would provide a number of benefits. It would provide a greater number of smaller residential units within the scheme, in compliance with Policy SP5 of the Core Strategy. It would also allow the building to benefit from a more open, landscaped and unified setting on its frontage with Morewood Close – whereas the townhouses illustrated at outline stage would have been divided from one another by fencing and other boundary treatments, and contained separate access points along the road thus minimising the provision of soft landscaping on this boundary. The revisions to this block also illustrates how the number of units proposed for the site can be increased (in this instance to 55 units) without necessarily resulting in a greater extent of built form on site.
- 42 Block D would be smaller in size and height than shown at outline stage, and the building has been sited to make provision for amenity space to the side and rear. Whilst the location of this block is relatively isolated from the other blocks, and includes windows facing towards the magistrates court, these were not matters considered to be unacceptable by the appeal inspector in consideration of the

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first application for development of this site under SE/07/00686. The design of this block takes account of possible flooding issues on this part of the site, and the internal floor area of the flats would be raised, with a “dry route” walkway shown. This is to the satisfaction of the Environment Agency, who provided detailed comments on this proposal at outline stage.

- 43 The remaining space on site would be given over to hard and soft landscaping, and includes the retention of a large number of trees subject to a TPO. The layout and relationship of the development with surrounding trees is to the satisfaction of the Council’s tree officer.
- 44 When the first application for development of this site was under consideration, the appeal inspector commented that the site was physically separated from surrounding residential areas and that, as a result, a scheme need not reflect the surrounding character of residential development. The reserved matters would provide a unified and distinctive design for the site which I consider would complement and enhance the mixed character of the area. I consider this would be compliant with policy EN1 of the Sevenoaks District Local Plan, and Policies SP1, SP5 and SP7 of the Sevenoaks Core Strategy.
- 45 The siting of the blocks would be in very similar positions to the illustrative drawings submitted at outline stage, and these blocks would be well separated from surrounding residential properties. The closest dwellings on Uplands Close would be in the region of 30 metres from any of the buildings, and Uplands Close is significantly elevated above the application site, with a high degree of intervening landscaping. Those properties on Morewood Close would be in excess of 50 metres from any block. As such I do not consider the detailed scheme would cause any undue loss of light, privacy or outlook to surrounding residential properties. This would accord with Policy EN1(3) of the local plan.

Parking and Highways Safety

- 46 The scheme for 55 residential units is closely matched to the outline proposal for “up to approximately 52 units”, and the traffic generated from the site has been established to be acceptable at outline stage. The scheme proposes a single access point via Morewood Close, with a further controlled emergency access onto the same road. This is to the satisfaction of Kent Highways.
- 47 The proposal would make provision for 1 space per residential unit and 11 visitor spaces, which would accord with the Kent Highways Interim Guidance Note on residential parking. The scheme also makes provision for cycle storage within the buildings. This would accord with condition 7 of the Outline permission, and is to the satisfaction of Kent Highways. On this basis, I consider the reserved matters would make adequate provision for access, parking and cycle facilities and would not have unacceptable highways impact, in accordance with policy EN1 of the Local Plan.

Provision for affordable housing

- 48 The Outline Planning permission secured 40% of all units on site as affordable housing. This reserved matters submission shows the provision of 22 units in total, contained within Blocks B and D, and consisting of 15 x 2 bed units and 7 x 1 bed units. The 2 bed flats would be provided as affordable rented units, and the 1 bed flats as intermediate units. This scheme has been agreed with the West

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Kent Housing association. The reserved matters would accord with the terms of the S106 agreement secured at outline stage, and with Policy SP3 of the Core Strategy.

Other Matters

- 49 Sevenoaks Town Council has criticised the scheme as it would not match the style of houses in the surrounding area and thus would not conform to the Sevenoaks Residential Character Area Assessment. Members should note that the site is not covered in this document as it is not in an existing residential area, and as such is not in conflict with it. Members should also note the comments referred to above from an earlier appeal decision where an Inspector considered that development of the site need not reflect surrounding residential development.
- 50 The town council has also criticised the density of the development, and cited Policy SP7 of the Core Strategy. It should be noted that the general requirement of this policy to develop within Sevenoaks at a density of 40dph is not a maximum density. It should also be noted that 52 dwellings would achieve a density of 60.4dph, whereas 55 units would result in a density of 64dph, so the difference as a density figure is not significant. More importantly, Members should note that the increased number of units does not result in a greater extent of built form on the site – and as stated above this is partly due to the revisions to Block C to substitute a smaller number of town houses with a greater number of flats. As the scale of development is not greater than approved at outline stage, I do not consider the increase in density to cause any demonstrable harm.
- 51 The comments from the Rights of Way Officer are noted. In approving the outline scheme, this Council did not consider a financial contribution towards the upgrade of the footpath to be reasonable. It cannot now be sought under a reserved matters application. With regard to tree planting on the western boundary, it is noted that the reserved matters seek to retain existing planting on this boundary and as such natural surveillance of the path from the proposed units would not be obscured by new planting.

Conclusion

- 52 The scheme meets the terms of the Outline permission issued under SE/11/02471, and I consider the siting, layout and appearance of the buildings, the means of access and landscaping of the site to be acceptable and in accordance with development plan policies. I would therefore recommend that the reserved matters be approved.

Background Papers

Site and Block plans

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

Pav Ramewal
Chief Executive Designate

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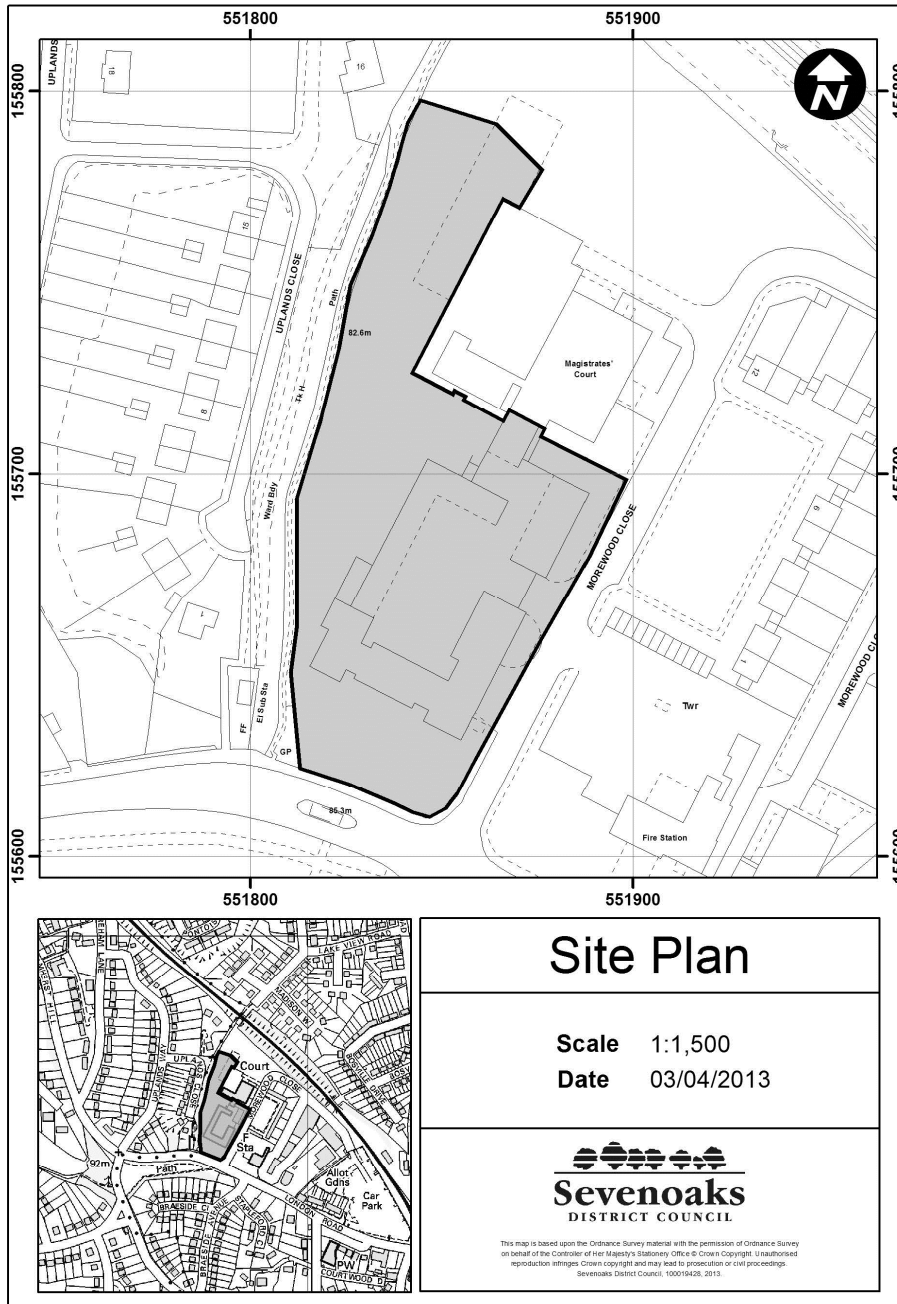
Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MGLVMEBK8V000>

Link to associated documents:

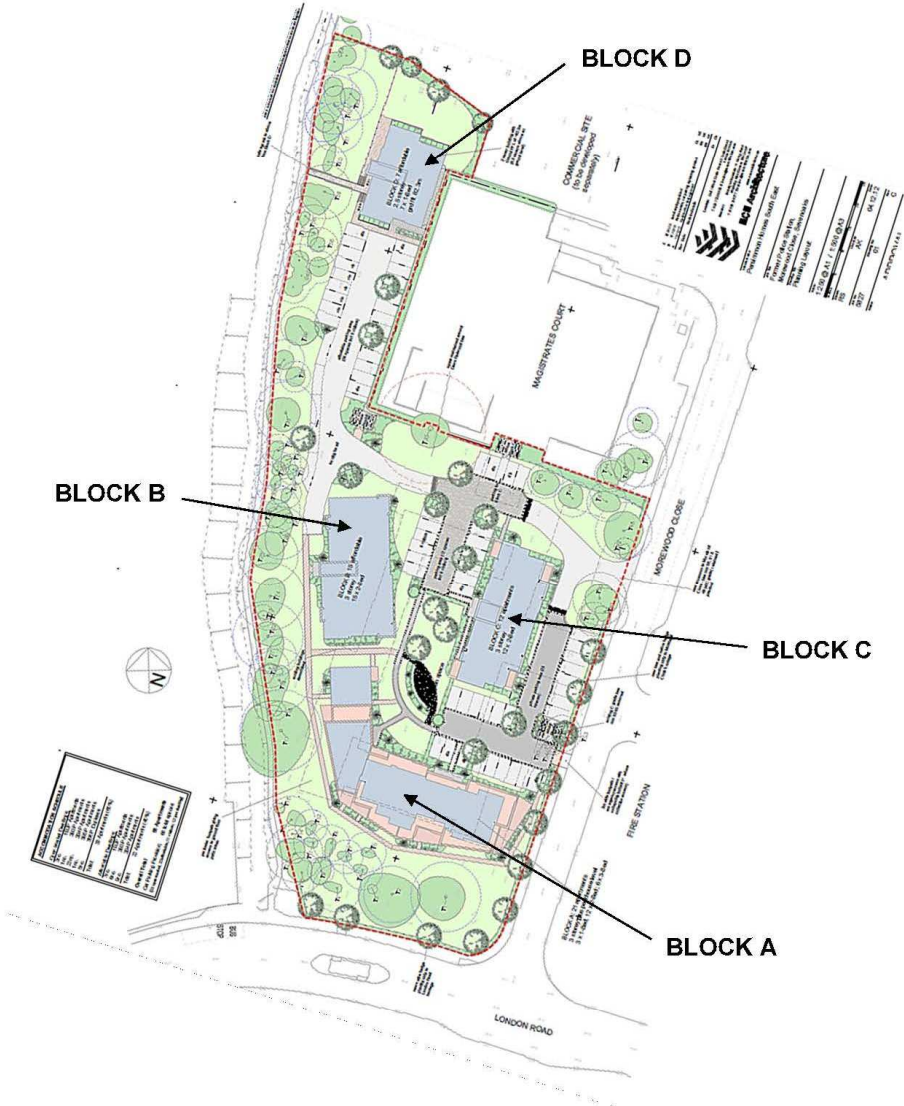
<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MGLVMEBK8V000>

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Block Plan



(Item No 4.1) 14



Late Observations Sheet
DEVELOPMENT CONTROL COMMITTEE
18 April 2013 at 7.00 pm

Late Observations

Supplementary Information

DEVELOPMENT CONTROL COMMITTEE

18 April 2013

LATE OBSERVATION SHEET

Item 4.1 SE/13/00081/REM Former Sevenoaks Police Station, Morewood Close, Sevenoaks TN13 2HX

Affordable Housing

Paragraph 48 of the main report sets out the level and type of affordable housing to be provided on site. Following further discussions with the West Kent Housing Association, the mix of housing has been revised. It would still be contained within Blocks B and D but now comprises 8 x affordable rented and 7 x intermediate housing units within Block B (all of which are 2 bed units) , and 7 x affordable rented units in Block D (all 1 Bed units). The scheme would continue to provide 40% of the total units as affordable housing, with a 65/35% mix between rented and intermediate housing, which is in accordance with Policy SP3 of the Core Strategy.

Points of clarification

- Some Councillors have requested a copy of the Outline Planning Permission. This is attached to the late observations.
- A Councillor has requested a comparison between the number of bedrooms illustrated on the outline planning permission, and the number of bedrooms proposed under the reserved matters. The outline scheme proposed up to 118 bedrooms. The reserved matters scheme would provide a total of 106 bedrooms.
- A query has been raised over why the site plan only includes bin stores for three blocks (A, B and C). This is because the bin store to Block D is contained within the building itself.
- A query has been raised as to whether any gate from the dry access route serving Block D would open onto the adjacent footpath. No gate is shown on the plans. An informative can be added to advise that if a gate is installed, it needs to open inwards and not onto the public footpath.
- A query has been raised over the location of the three bed units. These are located within Block A. Overall the unit breakdown across the site would provide 6 x 3 bed units, 39 x 2 bed units and 10 x 1 bed units. The outline scheme illustrated 44 x 2 bed units, 2 x 2/3 bed units, and 6 x 3/4 bed units.

Recommendation

My recommendation remains as per the main report, with the following additional informative

Late Observations
21 March 2013

Page 1

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Supplementary Information

Any gate installed on the boundary between the dry access route to Block D and the adjacent public footpath must be designed to open inwards into the site, to avoid obstruction of the public footpath.

Item 4.2 SE/12/02643/HOUSE 74 Brattle Wood, Sevenoaks TN13 1QU

No Late Observations

Item 4.3 SE/12/03416/HOUSE 29 Vine Avenue, Sevenoaks TN13 3AH

1. Paragraph 5 of the Officers report states that the proposed height of the replacement garage will have a height to eaves of 2.4 metres and a height of 4.7 metres to roof pitch. Paragraph 32 states that the height of the proposed garage is to be 4.2 metres.

For clarification, the roof pitch height of the proposed garage at the front is 4.7 metres which reduces in height to 4.2 metres to the rear. This is due to the sloped nature of the proposed roof design.

2. Paragraph 30 states:

"It must be noted however, that there has been a change of circumstances since the approval of planning permission SE?10/01281/FUL, specifically the adoption of the Sevenoaks Residential Character Area Assessment SPD. The specific criteria are outlined in paragraph 29".

It is noted that the specific design criteria is outlined in paragraph 28, not paragraph 29.

Item 4.4 SE/13/00429/HOUCON Lansdowne, 19 Woodside Road, Sevenoaks TN13 3HF

Sheds have also been noted in the front gardens of No.9 x 2, and No.22 (behind a hedge).

Planning permission was granted on 12/4/2013 for works including the retention of two sheds in the front garden of No.9 Woodside Road (ref SE/12/03373/HOUSE). Condition 6 of the permission requires:

'Within one month of the date of this permission the existing sheds within the front amenity area shall be painted or stained dark green. The development shall be carried out in full accordance with the approved details.'

Supplementary Information



Kent Police
C/O DHA Planning
Eclipse House
Eclipse Park
Sittingbourne Road
Maidstone
Kent ME14 3EN

SE/11/02471/OUT
Valid on 10th October 2011

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (LISTED BUILDINGS AND CONSERVATION AREAS) ACT
1990

GRANT OF OUTLINE PLANNING PERMISSION

Site : Former Sevenoaks Police Station Morewood Close Sevenoaks KENT
TN13 2HX

Development : Proposed demolition of the former police station and erection of up to
approximately 52 residential units.

Sevenoaks District Council, as the District Planning Authority, pursuant to powers in the above mentioned Act and Order, HEREBY GRANTS OUTLINE PLANNING PERMISSION for the development described above, to be carried out in accordance with the application and plans submitted therewith,

SUBJECT TO THE CONDITIONS set out below :-

1) The development to which this permission relates must be begun before:-The expiration of three years from the date of this permission; or-The expiration of two years from the final approval of the reserved matters whichever is the later.

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

2) Application for approval of the layout, scale and appearance of the proposed building(s), the means of access, and the landscaping of the site (hereinafter called the "reserved matters") shall be submitted to and approved in writing by the District Planning Authority before any development is commenced. The height of any building fronting London Road (shown as Block A on the approved drawings) shall not exceed 11.2 metres in height when measured from a ground level of 82.6 m Above Ordnance Datum. Otherwise, the scale of the development submitted as part of the reserved matters shall be no greater than the height, width and length parameters stated in the application.

11/02471/OUT
Deputy Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

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Supplementary Information

Because no such details have been submitted, and to ensure a satisfactory appearance to the development, in accordance with policy EN1 of the Sevenoaks District Local Plan.

3) Application for approval of the reserved matters shall be made to the District Planning Authority before the expiration of three years from the date of this permission.

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

4) No development shall be carried out on the land until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the District Planning Authority. The development shall be carried out using the approved materials which shall be retained thereafter.

To ensure a satisfactory appearance to the development, in accordance with policy EN1 of the Sevenoaks District Local Plan

5) Before any development or demolition works commence, all trees to be retained on site shall be protected by fencing in accordance with BS5837: 2005 – Trees in relation to Construction. No works shall be carried out, nor any fires lit, or vehicles, materials or equipment stored within the protected areas. The fencing shall remain in place for the duration of construction works unless agreed otherwise in writing by the Local Planning Authority

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

6) All hard and soft landscape works, as approved as part of the reserved matters, shall either be carried out before the first occupation of any part of the development hereby permitted or otherwise as set out in a programme of implementation (submitted and approved as part of the reserved matters). The landscape works shall be carried out in complete accordance with the approved details.

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

7) 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 policy EN1 of the Sevenoaks District Local Plan.

8) The development shall achieve a Code for Sustainable homes minimum rating of level 3. Evidence shall be provided to the Local Authority - i) Prior to the commencement of development, of how it is intended the development will achieve a Code for Sustainable Homes Design Certificate minimum level 3 or alternative as agreed in writing by the Local Planning Authority; and ii) Prior to the occupation of the development, that the development has achieved a Code for Sustainable Homes post construction certificate minimum level 3 or alternative as agreed in writing by the Local Planning Authority.

Supplementary Information

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.

9) No development shall be carried out on the land until the applicant, or their agents or successors in title, has secured the implementation of a "watching brief". This shall be undertaken by an archaeologist approved in writing by the Council so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written specification and timetable which has been submitted to and approved in writing by the Council.

To investigate and record archaeological features as supported by Policy EN25A of the Sevenoaks District Local Plan.

10) No development shall be commenced until:(a) a site investigation has been undertaken to determine the nature and extent of any contamination, and(b) the results of the investigation, together with an assessment by a competent person and details of a scheme to contain, treat or remove any contamination, as appropriate, have been submitted to and approved in writing by the Local Planning Authority. The assessment and scheme shall have regard to the need to ensure that contaminants do not escape from the site to cause air and water pollution or pollution of adjoining land. The scheme submitted pursuant to (b) shall include details of arrangements for responding to any discovery of unforeseen contamination during the undertaking of the development hereby permitted. Such arrangements shall include a requirement to notify the Local Planning Authority of the presence of any such unforeseen contamination. Prior to the first occupation of the development or any part of the development hereby permitted(c) the approved remediation scheme shall be fully implemented insofar as it relates to that part of the development which is to be occupied, and(d) a Certificate shall be provided to the Local Planning Authority by a responsible person stating that remediation has been completed and the site is suitable for the permitted end use. Thereafter, no works shall take place within the site such as to prejudice the effectiveness of the approved scheme of remediation.

To protect controlled waters from pollution (groundwater), in accordance with policy NR10 of the Sevenoaks District Local Plan

11) Before development commences, details of acoustic measures to protect the residential units against noise shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented before first occupation of the development and maintained as such thereafter.

To ensure a suitable living environment for occupiers of the development, in accordance with policy EN1 of the Sevenoaks District Local Plan

12) The details submitted pursuant to condition 2 shall show land reserved for parking or garaging, and turning of vehicles, including provision for service vehicles where appropriate in accordance with the County Highways Authority's Interim Parking Guidance. The details provided shall also include cycle storage facilities. The submitted details shall include details of surfacing and drainage within the site. Surfaces shall be porous or shall discharge run off to permeable areas within the curtilage or to a soakaway. None of the buildings shall be occupied until the accesses, parking or garage

Supplementary Information

spaces, turning areas and cycle stores have been completed in accordance with the approved details. The accesses, parking spaces, garaging, turning and servicing areas and cycle facilities shall thereafter be kept available for such use at all times, notwithstanding the provisions of any Development Order.

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

13) All residential accommodation, excluding garaging, parking spaces and access facilities shall be built with a minimum floor level of 82.30m above Ordnance Datum. External access to residential accommodation shall be provided at a level above 82.3m ODN (with the use of safe walkways to dry access routes where necessary).

To mitigate against flooding, in accordance with NRM4 of the South East Plan

14) The development shall be undertaken fully in accordance with the recommendations of chapter 4 of the Lloyd Bore 'Update to Ecological Surveys' report dated November 2011 (as it relates to the application site), unless agreed otherwise in writing by the Local Planning Authority.

In the interests of nature conservation, in accordance with Planning Policy Statement 9 - Biodiversity and Geological Conservation

15) No development shall take place until details of a lighting scheme have been submitted to and approved in writing by the Council. The lighting scheme shall be designed to be sensitive to bats and in accordance with best practice guidelines contained within the document "Bats and Lighting in the UK" by the Bat Conservation Trust. The scheme shall be implemented in accordance with the approved details prior to first use or occupation of the development hereby approved and shall thereafter be maintained in full working order at all times

In the interests of nature conservation, in accordance with Planning Policy Statement 9 - Biodiversity and Geological Conservation.

16) Before development commences, a scheme to increase the roosting potential for bats within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the provision of bat bricks, tiles and/or boxes within the development site, together with a timetable for works. The development shall be undertaken in accordance with the approved scheme.

In the interests of nature conservation, in accordance with Planning Policy Statement 9 - Biodiversity and Geological Conservation.

17) No development shall take place until the mitigation measures recommended in paragraph 7.5 of the Reptile Survey Report by Lloyd Bore dated July 2009 (as it relates to the application site) have been undertaken in full, unless agreed otherwise in writing by the Local Planning Authority. Details of the location and type of reptile fencing to be erected on site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any demolition works or development. The reptile fencing as agreed must remain in place for the duration of construction works and any damaged fencing must be immediately replaced or repaired. No works shall take

Supplementary Information

place within any area of the site protected by the reptile fencing unless agreed otherwise in writing by the Local Planning Authority.

In the interests of nature conservation, in accordance with Planning Policy Statement 9 - Biodiversity and Geological Conservation.

18) The development hereby permitted shall be carried out in accordance with the following approved plans: DHA/9167/01

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

The site is within the built confines of the settlement where there is no objection to the principle of the proposed development.

The density of the proposed development layout and the mix of unit sizes is satisfactory.

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

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

The development incorporates an element of affordable housing.

The development would preserve those trees on the site which are important to the visual amenities of the locality.

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

The South East Plan 2009 - Policies CC1, CC2, CC4, CC6, RE3, H1, H3, H4, H5, T4, NRM4, NRM9, NRM10, BE1, LF1, LF2, LF3, LF4, LF5, LF10
Sevenoaks Core Strategy 2011 - L01, L02, SP1, SP2, SP3, SP5, SP7, SP8, SP9, SP10
Sevenoaks District Local Plan - Policies EN1, NR10, T8, T10, VP1, EP8, ST10

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



Robin Hales
Chief Executive

DATED THIS: 16th day of March 2012

Supplementary Information

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may arise in the processing of their application,
- Where possible and appropriate suggesting solutions to secure a successful outcome,
- Allowing applicants to keep up to date with their application and viewing all consultees comments on line (www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,
- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate

In this instance the applicant/agent:

Please remove any site notice that was displayed on the site pursuant to the application.

4. - SE/13/01159/HOUSE Date expired 11 June 2013

PROPOSAL: The erection of a two storey side extension and alterations to no. 1 Plymouth Drive.

LOCATION: 1 Plymouth Drive, Sevenoaks TN13 3RW

WARD(S): Sevenoaks Town & St Johns

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillors Fleming and Raikes on the grounds that the proposal is out of keeping with the distinct local characteristics and fails to meet the high quality design that responds to the local area; Contrary to EN1 and the Sevenoaks Residential Character Area Assessment.

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 as detailed on the application form.

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 window within the south-eastern facing flank elevation 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 development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No's PD01, PD03, AX01, P702-1 Rev.A, received 16.04.13.

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:

Sevenoaks District Local Plan - Policies EN1, EN23, H6B, EN25A, EN25B, 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

Agenda Item 4.2

impact on the street scene.

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

The development would preserve the special character and appearance of the Conservation Area.

Description of Proposal

- 1 The erection of a two storey side extension and alterations to no. 1 Plymouth Drive.

Description of Site

- 2 The site consists of No.1 Plymouth Drive, within the built urban confines of Sevenoaks. The street scene is characterised by detached dwellings that are set within plots of varying size and shape. The existing dwelling at No.1 Plymouth Drive is located at a higher land level than that of the application site with the land sloping in gradient from the north-west to the south-east. The neighbouring properties within Plymouth Park to the east and north east are located at a lower land level than that of the application site.
- 3 The site is not located within an Area of Outstanding Natural Beauty or the Metropolitan Green Belt.
- 4 The site is located adjacent to The Vine Conservation Area.

Constraints

- 5 Area of Archaeological Potential
- 6 Agricultural Land Value
- 7 Airfield Safeguarding Zone
- 8 Aquifer Protection Zone
- 9 Radon

Policies

Sevenoaks District Local Plan

- 10 Policies - EN1, EN23, EN25A, EN25B, VP1

South East Plan

- 11 Policies - SP1

Sevenoaks District Core Strategy

- 12 Policies -SP1

Other

- 13 Residential Extensions Supplementary Planning Document
- 14 Sevenoaks Residential Character Area Assessment
- 15 National Planning Policy Framework

Planning History

- 16 12/03391/FUL - The erection of a two storey side extension and alterations to no. 1 Plymouth Drive and the erection of a three bedroom detached dwelling (refused 14.02.13)
- 17 11/01125/FUL - Erection of detached dwelling with integral garage (amended scheme pursuant to refused planning application SE/10/01407/FUL). Amended plans received 25.07.11 indicating revised scheme (refused). Dismissed at Appeal.
- 18 11/00640/LDCPR - Erection of single storey rear extension (granted 10.05.11)
- 19 10/01407/FUL - Erection of detached dwelling with integral garage (Amended scheme following refusal of planning application SE/09/02881/FUL) (refused 26.07.10). Dismissed at Appeal.
- 20 10/01406/FUL - Erection of single storey side extensions, single storey rear extension to form porch and creation of new access and re-orientation of garage (amended scheme following refusal of planning application SE/09/02880/FUL) (refused 23.09.10). Allowed at Appeal.
- 21 09/02881/FUL - Erection of a five bedroom dwelling (refused 08.02.10)
- 22 09/02880/FUL - Erection of two storey side extension, single storey extension & single storey rear extension to form porch. Creation of new access and re-orientation of garage (refused 02.03.10)

Consultations

Sevenoaks Town Council

- 23 Sevenoaks Town Council recommended refusal as the proposal is out of keeping with the distinct local characteristics and fails to meet the high quality design that responds to the local area; Contrary to EN1 and the Sevenoaks Residential Character Area Assessment.

Representations

- 24 5 (No.) letters of representation received
- 25 The letters of representation object to the proposed development. Objections cited include that:
 - this application follows the previously refused SE/12/03391/FUL and that as this application seeks to re-orientate the elevations of the existing property, that the real reason behind such a submission is to facilitate the erection of a new dwelling;

Agenda Item 4.2

- that the existing dwelling will be ‘robbed’ of light and visual amenity;
- that the proposed development would not be in in harmony with adjoining buildings and would create a large area of dominating blank brick wall which would present an ugly and incongruous façade;
- that the visual amenity of the street scene would be harmed;
- that views from the dwelling towards the garden would be lost;
- that the application, when taken in isolation, does not make sense; and,
- that the walling-up would be an unattractive feature.

Group Manager Planning Services Appraisal

Site Background and principle of development

- 26 The application site exhibits a lengthy planning history for both proposals for a new dwelling within the garden area of 1 Plymouth Drive, and extensions to the existing dwelling at 1 Plymouth Drive.
- 27 The site is located within the built urban confines where development is considered to be acceptable in principle. As such, the principle of extending 1 Plymouth Drive would accord with the guidance outlined within the NPPF and Local Planning Policy Documents subject to the assessment of material planning considerations.

Impact upon the locality

- 28 Policy EN1 of the Sevenoaks District Local Plan states that proposals for all forms of development should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. Additionally, policy EN1 states that the design of proposals should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard.
- 29 Policy SP1 of the Sevenoaks District Core Strategy states that 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 to be located.
- 30 The Sevenoaks Residential Character Area Assessment states that the Plymouth Park Character Area is characterised predominantly by 1970s detached residential dwellings of two storey construction. The SRCAA states that the stone wall within Plymouth Drive (to the southern boundary of the application site) is a locally distinctive positive feature.
- 31 Design guidance for the Plymouth Park Area states that individual buildings should be of a high standard of intrinsic design quality and that views of the recreation ground, Knole Park and the North Downs should be protected.
- 32 Representations have been received regarding the walling-up of the ‘attractive’ south-east facing elevation and the loss of windows in terms of the impact upon the street scene and that of the residents at the dwelling.

- 33 In terms of the existing south-east facing elevation, I would not agree that the existing south-east elevation of the dwelling is attractive given the awkward positioning and styling of various windows which create for a somewhat piecemeal and haphazard elevation at present. This elevation is not one which would be referred to as visually attractive when taken together within the other elevations at the dwelling and that of surrounding patterns of development.
- 34 It is commonplace for elevations which do not face onto a road traditionally to not include various windows as such would generally be considered to result in a loss of privacy to residents at neighbouring properties. I accept that this site is much larger than others in terms of size, however, I do not consider that that these windows are either inherent or beneficial to the design quality of the existing dwelling. It should also be noted that the applicant could, without requiring the benefit of planning permission, block-up all existing windows within the south-east elevation in any case.
- 35 The proposed south-eastern facing two storey extension would respect the design quality of the existing dwelling and would remain clearly subservient in terms of scale and bulk. Whilst the number of window openings will diminish in number to this elevation, all habitable rooms will remain supplied with daylight via other windows and the proposed south-eastern facing-elevation will essentially be minimised in terms of levels of fenestration. The altering of the fenestration is not considered to be unacceptable and the character of the existing dwelling and that of the locality will be maintained by the proposed development.
- 36 On this basis, it is considered that the development would be acceptable and in accordance with policies EN1 and H6B of the Sevenoaks District Local Plan and the supplementary planning guidance documents.

Impact upon the street scene

- 37 In terms of the impact upon the Plymouth Drive street scene, the extension will be visible when approaching the site from the south-east. The proposed extensions are small in scale and will remain clearly subservient to the existing roof profile of the dwelling. Given that the extensions will not face Plymouth Drive directly, and considering their sensitive scale and bulk, it is not considered that the proposed development would have a detrimental impact upon the street scene.

Impact upon Conservation Area

- 38 Whilst not located within The Vine Conservation Area, the site is located adjacent to it. As such, policy EN23 of the Sevenoaks District Local Plan applies which states that proposals for development or redevelopment within or affecting Conservation Areas should be of positive architectural benefit by paying special attention to the desirability of preserving or enhancing the character or appearance of the area and of its setting.
- 39 The proposed extension are to be located to the (south-eastern elevation of the existing dwelling; it is the north-western elevation which faces towards The Vine Conservation Area). Given the nature of the proposed development, in addition to the siting of such, it is not considered that the proposed development would have a detrimental impact upon either the character or the setting of The Vine Conservation Area.

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Impact upon residential amenity

- 40 Policy EN1 of 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.
- 41 In terms of the representations received regarding the amenities of residents at 1 Plymouth Drive itself, I would state that all habitable rooms at the application site would receive daylight from a window source and that none would be foreseeable disadvantaged by means of the proposed development.
- 42 A window is proposed within the elevation which would face onto Plymouth Drive and would serve a bedroom. This window will be located approximately 10 metres from the Plymouth Drive street scene and in excess of 21 metres from the dwellings to the southern side of Plymouth Drive. As such, this proposed window is not considered to have any detrimental impact upon the residential amenities currently enjoyed by the residents to the south of Plymouth Drive.
- 43 One window is proposed which would face south-east towards Nos. 1 and 3 Plymouth Park. This window is detailed to be obscure-glazed and in any event, is to be located well in excess of 21 metres from these properties. As such, it is not considered that this window will result in a loss of residential amenity to the residents at these properties.
- 44 A further window is proposed to the north elevation which would serve a dressing room. This window will face onto the very rear garden at 3 Plymouth Drive and not the private amenity area for this dwelling (private amenity area being measured as 5 metres from the rear of a dwelling in accordance with the guidance outlined within the Residential extensions Supplementary Planning Document). Given this matter, it is not considered that the inclusion of this window would result in a loss of privacy to the residents at 3 Plymouth Drive.

Archaeological considerations

- 45 Policy EN25A of the Sevenoaks District Local Plan details that the Local Planning Authority will preserve and protect sites, and where appropriate, the settings of archaeological remains (in particular those of which are considered to be of national importance).
- 46 Given the nature of the proposed works, and the fact that the site has been previously developed, it is not considered that the imposition of an archaeological condition would be necessary in the instance of this application.

Neighbour representation

- 47 Much has been suggested within the letters of representation received regarding the intention of this application to facilitate the erection of a new dwelling within the garden area at the application site. I would reiterate that this application relates solely to the erection of a residential extension to an existing dwelling, which is located within the built urban confines.
- 48 The proposal must be considered on its own merits and weight should not be given to speculation about the applicant's motives.

Conclusion

48 For the reasons stated previously within this report, the proposed development is considered to be acceptable. It is therefore considered that planning permission be granted.

Background Papers

Site and Block plans

Contact Officer(s): Helen Tribe Extension: 7136

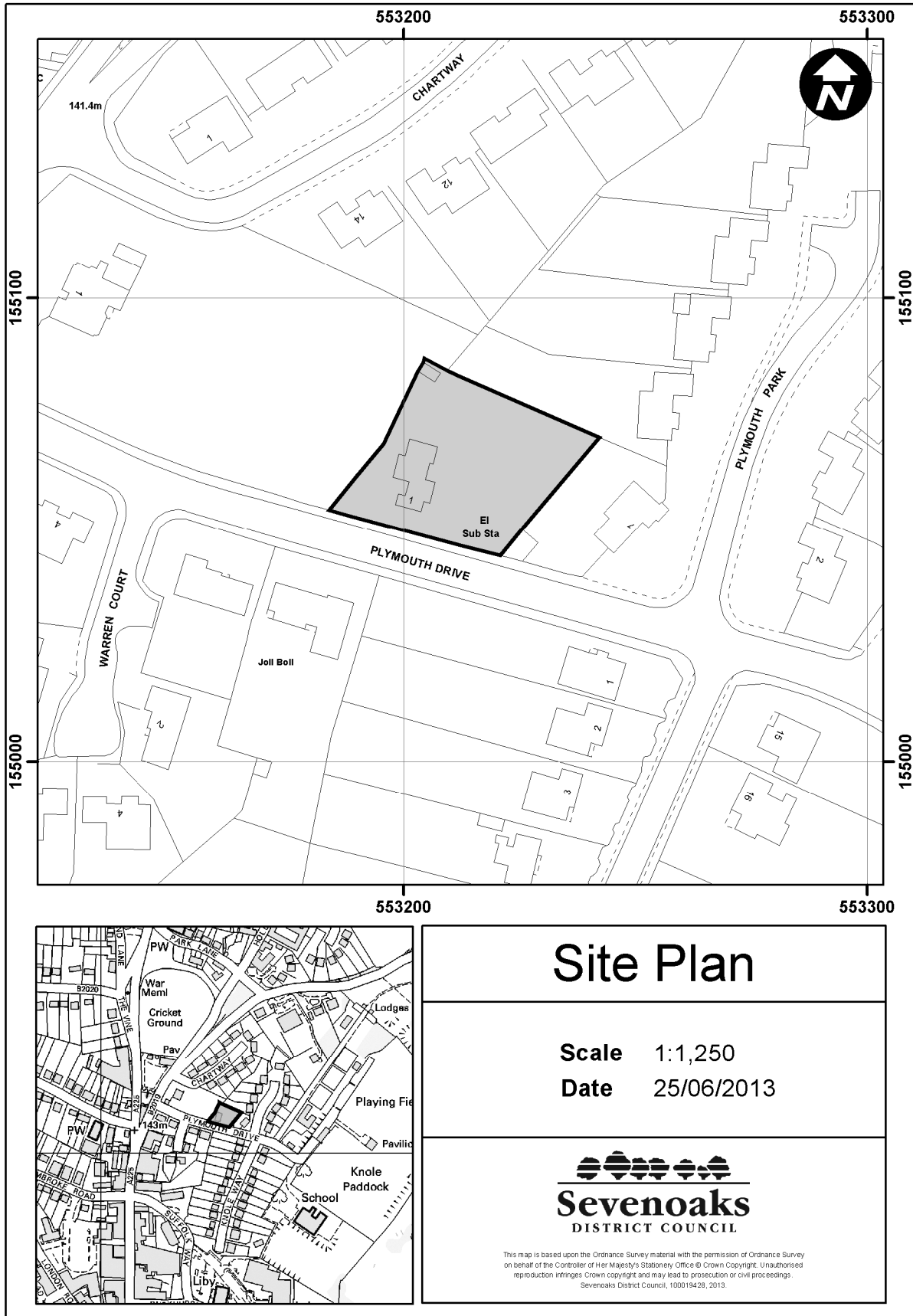
**Pav Ramewal
Chief Executive Designate**

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MLCHQZBK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MLCHQZBK0L000>



Site Plan

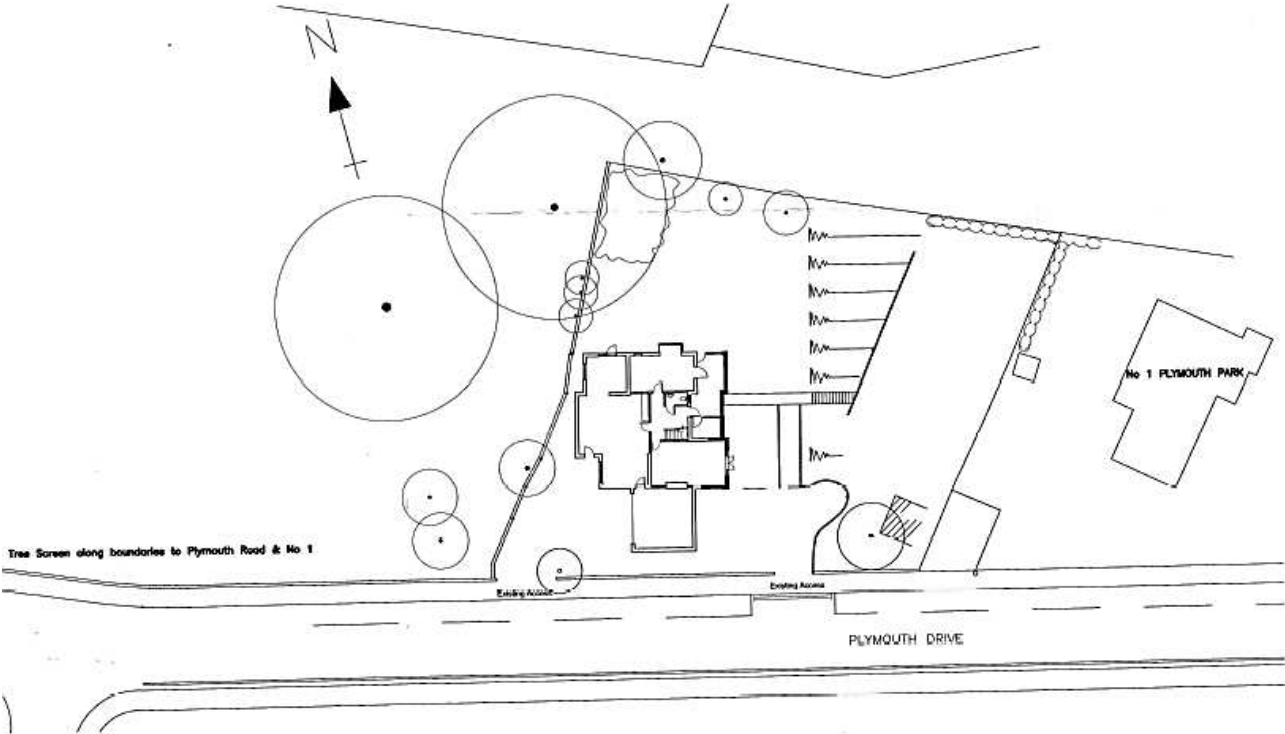
Scale 1:1,250

Date 25/06/2013



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Sevenoaks District Council, 100019428, 2013.

BLOCK PLAN



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4.3 SE/13/01293/FUL Date expired 26 July 2013

PROPOSAL: Part change of use of existing B1/B8 building with ancillary offices to A1 warehouse retail use with ancillary offices.

LOCATION: Mercury House, Station Road, Edenbridge TN8 6HL

WARD(S): Edenbridge North & East

ITEM FOR DECISION

Councillor Scholey has referred the item to Development Control Committee for the following reason:

This application should be approved because it is in accord with NPPF 19 and 21.

It is also in line with Core strategy policy LO6 because it will regenerate and redevelop a site while keeping it for employment.

In addition it is in line with Core Strategy SP8 because it is being retained for business use within the mixed type of businesses currently existing in that part of Station Road, i.e. a mix of manufacturing, warehouse use and retailing (e.g. Bradfords, "On The Run" at the garage). This latter establishment sells a variety of items by retail.

Councillor Davison has called the item to committee for the following reason:

This application should be allowed since it is in accord with NPPF 19 and 21 and also supports regeneration and redevelopment in line with LO 6.

Retail is already present across the road from the site at Bradford's Electrical.

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

The change of use of the site from employment land to retail provision would represent an unsustainable approach to development. It would result in an out of town centre shopping development to the detriment of the vitality and viability of the Edenbridge town centre. The Applicant has not demonstrated through the sequential test that no town centre site exists to accommodate the proposed use. The proposal is therefore contrary to the aims of the NPPF.

The proposal seeks the loss of protected employment land contrary to policies LO6 and SP8 of the Sevenoaks District Core Strategy and EP8 of the Sevenoaks District Local Plan.

Description of Proposal

- 1 Part change of use of existing B1/B8 building with ancillary offices to A1 warehouse retail use with ancillary offices. The proposal relates to the retention of 360 sqm of ancillary office space, and the loss of 667.5 sqm of B1/B8 land to retail floorspace. The site includes the provision of 16 existing car parking spaces.

Agenda Item 4.3

Description of Site

- 2 The site lies on the western side of Station Road with its frontage facing the road and on protected employment land. Parking for the site is located to the front, at the side, and to the rear side. Residential properties are located to its north and north-west elevations, and the railway line runs across its northern elevation. On the other side of station road, an electrical retail unit is located on its eastern elevation. The building is fully occupied in employment use. The site lies outside of Edenbridge town centre.

Constraints

- 3 Protected employment land

Policies

Sevenoaks District Local Plan

- 4 Policies – EP8, EN1

Sevenoaks Core Strategy

- 5 Policies – LO6, SP8

Other

- 6 National Planning Policy Framework

Planning History

- 7 11/01714/FUL - Erection of a roof extension to provide additional office space. Granted
- 95/02217/HIST - Relocation of vehicular access to proposed office and minor alterations. (Previous consent SE/90/2073). Granted
- 95/00392/HIST - Provision of 3 car parking spaces to front. As per amended plans received 22.5.95. Granted

Consultations

Edenbridge Town Council

- 8 Edenbridge Town Council has made the following comment:

'Support:

Members had no objection to this application but wished the Officer to check that the turning space proposed for HGVs was sufficient'

Kent Highways

- 9 Kent Highways have made the following comment:

Can the applicants demonstrate that parking spaces D and E (as shown on the Block Plan) are off the public highway? It would appear from provisional

information at KCC (and subject to confirmation) that D and possibly E too are within the highway boundary and form part of the footway, albeit modified to allow vehicles to overrun for delivery purposes.

Notwithstanding the above, from a highways and parking perspective, there do not appear to be any sound grounds for raising an objection, and I do not intend to do so. I would recommend a condition that there should be a sign clearly visible from Enterprise Way directing customers to customer parking, and that customer parking spaces should be clearly identified as such. Reason: Otherwise customers will park in the road; Amenity

Sevenoaks Environmental Health

10 Sevenoaks Environmental Health has made the following comment:

My only concern would be noise should the applicant propose any additional external plant or equipment such as air conditioning plant. If this is the case the applicant should submit a BS4142:1997 acoustic assessment to demonstrate that no disturbance is likely to be caused

Representations

11 None received.

Group Manager Planning Services Appraisal

12 Permission is sought for the change of use of the B1/B8 building to A1 retail warehouse use. The proposal shows the retention of the existing first floor ancillary offices.

13 The application site lies on protected employment land. No external alterations are proposed to the unit and therefore only the principle of the change of use from employment to retail use is subject to consideration.

14 The office part of the proposal relates to the offices which are currently ancillary to the business use, and would continue to be ancillary, but to the proposed retail use. They would not represent a primary use of the building.

15 The use of employment land is addressed in policy EP8 of the Local Plan, and policies LO6 and SP8 of the Core Strategy.

Policy LO6 states that:

16 *'Existing suitable employment sites will be retained with the opportunity for regeneration and redevelopment to better meet the needs of business.'*

Policy SP8 states:

17 *'Sites used for business purposes will be retained in business use unless it can be demonstrated that there is no reasonable prospect of their take up or continued use for business purposes during the Core Strategy period. Redevelopment for mixed use of business sites in urban areas may exceptionally be permitted where such development would facilitate the regeneration of the site to more effectively meet the needs of modern business, where the employment capacity of the site, represented by the commercial floorspace, is*

Agenda Item 4.3

maintained and where a mixed use development would represent a sustainable approach consistent with the general distribution of development.'

- 18 Very little information has been submitted with the application. The agents letter sets the case for permission being granted. No information, such as attempts to let the premises, has been provided to demonstrate that there is no reasonable prospect of the sites' take up or its continued use for business purposes. An inspection of the site showed that the unit is fully occupied and is therefore clearly a viable employment site. The change of use would not facilitate the regeneration of the site to more effectively meet the needs of modern business or as a sustainable approach consistent with the general distribution of development.

Paragraph 22 of the NPPF states

- 19 *'Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for the allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.'*
- 20 No justification has been submitted with the application to show that there is no reasonable prospect of the site being used for B1 purposes. No information has been provided relating to market signals (such as an inability to rent the land), or that there is a need for a different land use at the location to support local communities.
- 21 The Core Strategy states that the Council is preparing an Economic Development Action Plan and that one of its key themes is maintaining the supply of local employment land. The Core Strategy has a significant role to play in implementing the Action Plan in the provision it makes for development and states that there is a significant supply of employment land for business use and that the great majority is acceptably located (as identified in the Employment Land Review). The review identifies that there is a future additional land requirement which can be met through the intensification and use of vacant land. The emphasis of policy is therefore on retaining and making effective use of existing employment land.
- 22 One of the three roles that the NPPF identifies that the planning system should play in contributing towards the achievement of sustainable development is described in the NPPF as:
- 'an economic role – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure'*
- 23 The purpose of core strategy policies SP8 and LO6 are, as part of this role, ensuring that sufficient land of the right type is available in the right place and at the right time to support growth (in this case up to 2026).

Paragraph 19 of the NPPF states

- 24 *'The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.'*
- 25 The application site is fully occupied and is therefore contributing towards sustainable economic growth. To permit the change of use of a fully occupied unit which provides employment floorspace would be contrary to the aims of sustainable economic growth and the requirements of paragraph 19 of the NPPF.
- 26 The application proposal would result in the loss of a significant amount of employment land which is not considered acceptable under the requirements of the NPPF, the Local Plan or the Core Strategy.
- 27 The site lies outside of Edenbridge town centre and the proposed retail use would act in direct competition to the retail offer within the town centre and would have the potential to draw trade away from, and be detrimental to it. The NPPF is clear that where uses can be accommodated within the town centre or where a proposal may have a detrimental impact on the vitality and viability of a defined town centre, it should be refused.
- 28 The application site is an out of centre location and therefore its use for retail purposes does not accord with local or central policy with regard to town centre viability or employment land protection.
- 29 The emphasis on sustainable development in the NPPF, underpins the importance of protecting town centre uses and employment land. It states that local policies should
- 'recognise town centres as the heart of their communities and pursue policies to support their viability and vitality'*
- 30 The NPPF requires a sequential test to be applied to applications for main town centre uses outside of an existing centre.

It states that

- 31 *'Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered.'*
- 32 The application site is an out of town location. No sequential test has been undertaken to demonstrate that the retail use cannot be accommodated within the town centre.
- 33 The change of use of the site from employment land to retail provision would represent an unsustainable approach to development contrary to the aims of the NPPF.

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- 34 In response to Kent highways comments regarding car parking spaces D and E, the applicant has been requested to provide information to demonstrate that they are in their ownership. No confirmation has been provided to date. Notwithstanding this issue, Kent has advised that they do not raise an objection to the scheme.
- 35 If planning permission were to be granted for the scheme, a condition could control the siting and noise emissions of any plant in line with Environmental Health comments.
- 36 The proposal fails to comply with Core Strategy policies L06 and SP8, Local Plan policy EP8 and the NPPF.

Conclusion

- 37 That planning permission is refused

Background Papers

Site and Block plans

Contact Officer(s): Joanna Russell Extension: 7367

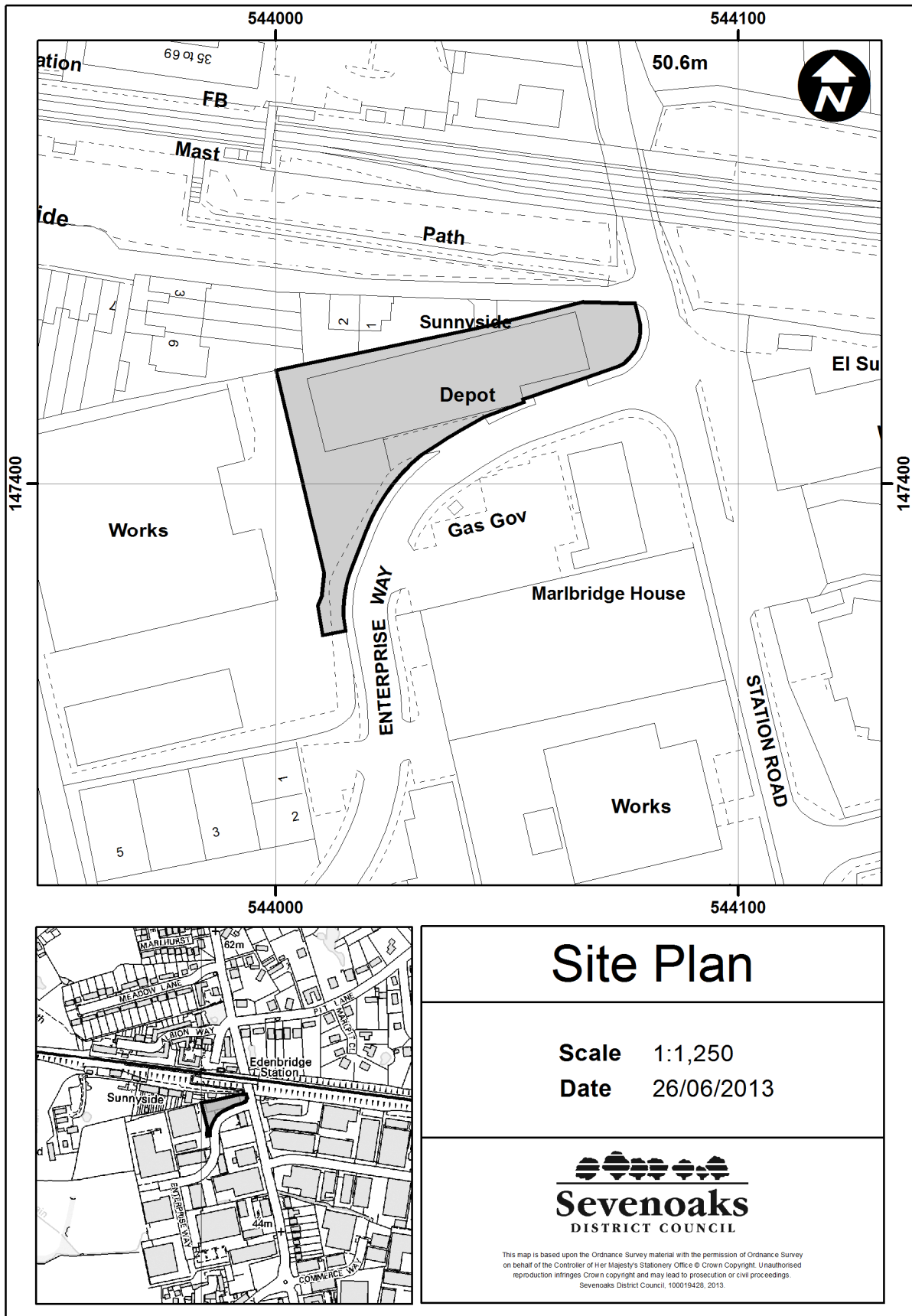
Pav Ramewal - Chief Executive Designate

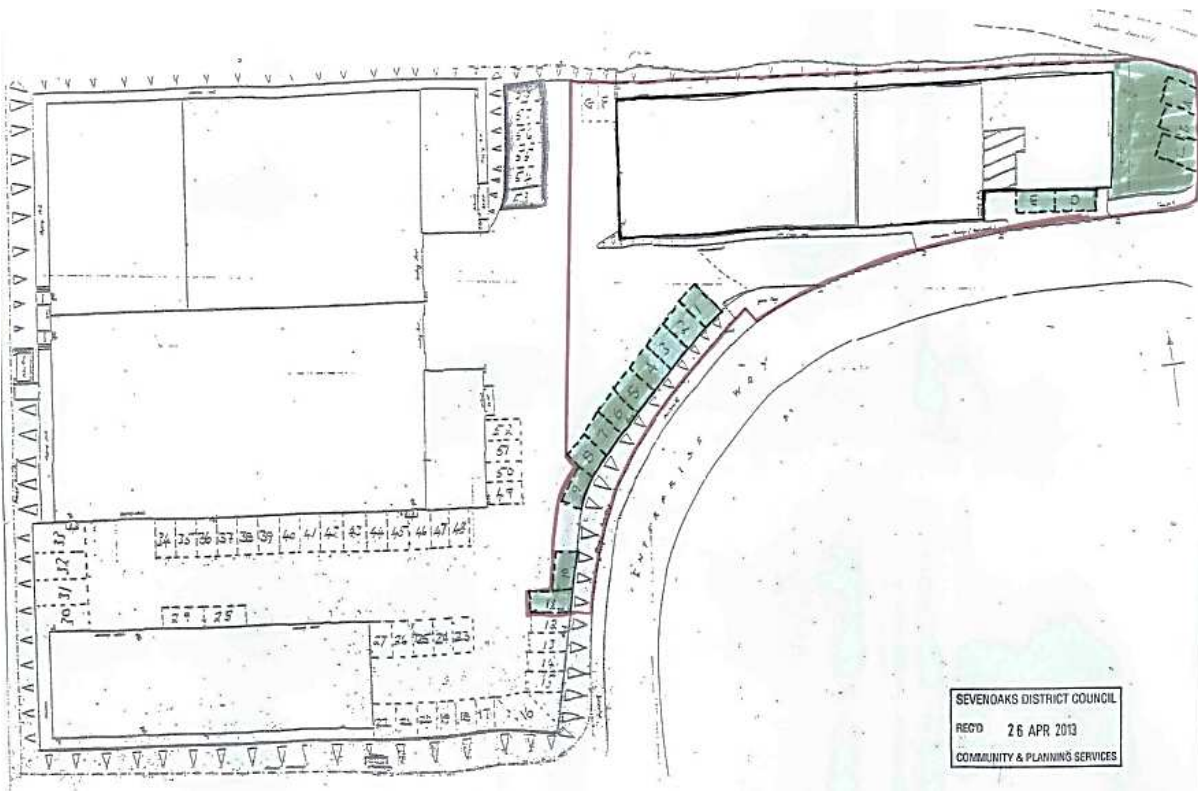
Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MMOCQJBK0L000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MMOCQJBK0L000>





4.4 - SE/13/00628/HOUSE Date expired 21 May 2013

PROPOSAL: Demolition of conservatory and detached single garage, erection of a single storey rear extension and two storey side extension

LOCATION: White Gables , High Street, Farningham Dartford DA4 0DB

WARD(S): Farningham, Horton Kirby & South Darenth

ITEM FOR DECISION

This application is referred to the Development Control Committee at the request of Councillor McGarvey as he considers that issues raised in regard to the application namely that the proposal would be an overdevelopment of the cramped site, that it would affect the amenities of existing neighbours and future occupants of the site and on the grounds of highway safety should be discussed by the committee.

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

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

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

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

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

3) The development shall be carried out in accordance with the following plans, O2 A, Design and Access Statement, Heritage Statement

In the interests of proper planning

4) At the time of development, the proposed first floor window(s) on the rear; elevation shall be fitted with obscured glass of a type that is impenetrable to sight and shall be non opening up to a minimum of 1.7 metres above the internal finished floor level and shall be so retained at all times.

To minimise overlooking onto adjoining properties and maintain privacy in accordance with policies EN1 and H6B of the Sevenoaks District Local Plan.

5) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order (and any Order revoking and re-enacting those Orders) (with or without modification), no windows/dormer windows (other than those expressly authorised by this permission) shall be constructed in the south elevation of the extension hereby permitted.

To safeguard the privacy of the occupants of adjoining dwellings in accordance with

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policies

Description of Proposal

- 1 Demolition of conservatory and detached single garage, erection of a single storey rear extension and two storey side extension

Description of Site

- 2 The site is a two storey detached property within the village boundary of Farningham. The building is set back from the road, and at a slightly higher level. The majority of the front garden is hard standing although there is some mature planting to the front boundary on either side of the access road.
- 3 To the rear the property has a detached garage and a conservatory, both of which will be removed as part of the application.

Constraints

- 4 Conservation Area
- 5 The site is opposite a Grade 2 Listed Building
- 6 Area of Archaeological Potential
- 7 Area of Outstanding Natural Beauty

Policies

Sevenoaks Core Strategy

- 8 Policies - SP1, LO8

Sevenoaks District Local Plan

- 9 Policies - EN23, EN1, H6B

Other

- 10 National Planning Policy Framework
- 11 Farningham Conservation Area Appraisal
- 12 The Sevenoaks District Council Supplementary Planning Document for Household Extensions

Planning History

- 13 97/01000/HIST - Conservatory. GRANTED.

Consultations

SDC Tree Officer

- 14 The proposed side extension is clear of any vegetation and as such there are no tree issues to address. The proposal for the rear extension is again void of trees

within the immediate area of the garden. There is a neighbouring Pine tree, but due to the existence of the substantial boundary wall between this proposal and the neighbouring tree, I am not concerned with regards to tree root issues.

Parish / Town Council

15 Objection and reasons:

It was agreed the Parish Council object to this Planning application within the Green Belt and the Conservation Area of Farningham's High Street; the 50% rule should be checked out as this property was constructed in the late 1980s. The proposals would reduce the light and open feel of the street scene and build two floors up at the extreme edge of the property, overbearing the adjacent garden. It would mean a loss of parking spaces to White Gables and the narrow garage that is proposed could remain unused by cars as there is no comfortable route from the street. Councillors expressed concern regarding the materials to be used in the Conservation Area and the difficulty for future owners of White Gables to maintain suitable materials which may overhang the neighbouring garden.

16 Further comments:

Councillors request the Building Control Officer checks the plans as it appears as if the single wall skin on the ground floor of the garage has a double cavity wall above.

Representations

17 Site notice posted: 08.04.2013

18 Press notice published: 11.04.2013

19 7 neighbours were consulted

20 2 representations have been received which raise the following objections,

- The design of the proposal does not reflect the character of the original dwelling
- The proposal will not be subservient to the main dwelling
- The proposal will result in a narrower access to the proposed garage than currently exists
- A single skin structural wall is used on the ground floor of the side extension but not on the first floor
- There will be little room for opening the doors of the garage
- The balance of the house will be offset within the uniformity of its curtilage
- No allowance for the overhang of eaves or guttering has been made with relation to 1 Hillside
- No information is provided regarding how the proposal will be built and maintained without access to 1 Hillside
- 1 Hillside will be overlooked as a result of the proposal

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- The proposal will have a detrimental impact on the Conservation Area an AoNB as it is out of scale and context with the surrounding area
 - An unacceptable impact on South Hall, the Grade 2 listed building opposite
- 21 A further representation was received from the owners of 1 Hillside which states the following,

My husband and I are the owners of 1 Hillside

Our earlier objections were submitted in a letter dated 12 April 2013 from Thomas Ogden of Bloomfields, Chartered Town Planners, ref TWO/872.

- *I have a comment on a point which has not been addressed hitherto. I am Secretary of the Kent Group of Plant Heritage (the National Council for the Conservation of Plants and Gardens) and have long experience of gardening and the conditions which affect gardens.*
- *The new side elevation of White Gables will have an “overbearing effect” (see para 39 of Planning Officer’s report to the Development Control Committee) on the adjacent part of our garden.*
- *Instead of a 6 foot fence there will be a 26 foot wall only 8 inches from the boundary*
- *This will seriously affect the microclimate of the area concerned, making it hotter and drier in summer and colder and windier in winter.*
- *This will affect current planting and what can be grown in future.*
- *This will materially affect the amenity value and our use and enjoyment of our property every bit as much as the effect of the proposed extension on our house.*

Group Manager Planning Services Appraisal

- 22 The principle issues in this case are the impact of the proposal on the character of the existing building; the wider street scene, including any impact on the Conservation Area, the setting of the Listed Building (South Hall), Area of Outstanding Natural Beauty and the amenities on the neighbouring dwellings in terms of loss of light, outlook or daylight.

Impact on the Conservation Area and setting of the Listed Building

- 23 The principle issues in this instance are whether the proposal meets the policy criteria set out in Section 12 of the National Planning Policy Framework (NPPF). A heritage asset is defined in the NPPF as a building, monument, site, place area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest and includes Conservation Areas.
- 24 Paragraph 132 of the NPPF states that ‘when considering the impact of a development on the significance of a designated heritage asset, great weight should be given to the assets conservation’ and ‘that any harm or loss should require clear and convincing justification.’

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- 25 The Listed Buildings and Conservation Area Act 1990 states that proposals should protect the historic character and the setting of the listed building. It is also the duty of the Local Planning Authority to ensure that the character of the Conservation Area should be preserved or enhanced. Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.
- 26 Policy EN23 of the Sevenoaks District Local Plan states that,
- Proposals for development or redevelopment within or affecting Conservation Areas should be of positive architectural benefit by paying special attention to the desirability of preserving or enhancing the character or appearance of the area and of its setting*
- 27 The application site is situated on the eastern edge of the Farningham Conservation Area and is directly opposite South Hall, a Grade 2 listed building.
- 28 As the current proposal does not seek to alter the fabric of the listed building the SDC Conservation Officer was not formally consulted, however the application has been discussed and informal comments have been received.
- 29 The Farningham Conservation Area Appraisal states the following with regard to the character of the immediate area,
- The Pied Bull, the Village Club and the terraced houses opposite provide a brief sense of an enclosed space until the larger gardens of The Croft and South Hall are reached and the vista widens as the High Street rises to the eastern edge of the conservation area.*
- 30 Although the larger buildings on the opposite side of the road are mentioned the existing gap between White Gables and Hillside is not mentioned as making a specific contribution to the character of the Conservation Area.
- 31 South Hall, the Grade 2 Listed Building, is set back from the road and within a large plot, it is noted above that the gaps surrounding this building contribute to this part of the Conservation Area. White Gables is on the opposite side of the road to South Hall and is partially screened by mature trees on the front boundary which will not be removed as part of the current proposal and can be conditioned to remain. Given this there is felt to be a degree of separation between the two properties and no strong visual relationship. Therefore it is not felt that alterations to White Gables will have a negative impact on the setting of the Listed Building and that the proposal will meet the statutory test of protecting the setting of the building, set out in the Listed Building and Conservation Areas Act 1990.
- 32 It has been noted in a neighbour representation that the Conservation Area Appraisal also makes reference to two large buildings which have a detrimental impact,
- 'it is most unfortunate that the two new large houses built at the south east end of the Conservation Area draw attention to themselves by the low level boundary walls and lack of screen planting, in direct contrast to their more attractive and discreet neighbours.'*

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- 33 The presumption in the neighbour representation is that one of these large buildings is White Gables, although the statement has not sought to identify the other. However, I would not consider White Gables to be a large house, when compared to the adjacent property, Pinehurst and the large buildings on the opposite side of the road. However it is more modern in appearance than the properties in the immediate area. White Gables is set at a higher level to the street scene and the shortness of the driveway and the lack of pavement does mean that it has a close relationship with the main road. However there is mature screening to either side of the access which will remain, and this does reduce the impact of White Gables on the wider area. The other public points that White Gables can be clearly seen from are outside the Conservation Area, where the side elevation is visible and from Hillside where the top of the roof can be clearly viewed over the garages.
- 34 The side elevation will be brought closer to the shared boundary with 1 Hillside, however as the shape of the roof is not being altered this view will not substantially change. From the rear the views into the Conservation Area are restricted and although the chimneys of South Hall can be seen it is not felt that the proposal will alter the existing situation due to its size, scale and the density of location.
- 35 Accordingly I am satisfied that the proposal would not result in harm to the Conservation Area and would therefore preserve its character and meets the statutory test set out in the Listed Building and Conservation Areas Act 1990 and the guidance in the National Planning Policy Framework./

Size, bulk, design and impact on street scene:

- 36 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.
- 37 The shape of the roof at the front of the property is being maintained. The hips will assist in reducing the bulk of the proposal. The fenestration will also match that of the existing property. The Parish Council has raised concerns regarding the possibility of future owners to maintain these materials. However, this is always a risk with additions to dwelling houses, especially with regards to obtaining bricks that will match those of the existing property. The future maintenance of a property is not a material planning consideration.
- 38 The extension to the rear will span the entire rear elevation of the property. However it is single storey and will appear subservient to the main dwelling and consequently not have a negative impact on its character. This part of the proposal will not be visible from the street scene.
- 39 The proposed two storey side extension will be within one metre of the shared boundary with the neighbouring property, 1 Hillside. Appendix 4 of policy H6B states that a one metre gap is normally necessary for extensions of this nature.

However interpretation of this policy in the Sevenoaks SPD for Householder extensions shows that this policy was put in place to prevent visual terracing,

'In a street of traditional detached and semi-detached houses, the infilling of the spaces between with two storey extensions could create a terraced and cramped appearance at odd with the regular pattern of development.'

- 40 Given the different orientations between White Gables and 1 Hillside and the 13 metre gap between the flank elevations of the two dwellings it is felt that the development will not result in visual terracing within the street scene. In addition, although there are gaps between some of the houses in the immediate area these are not a regular characteristic of the street scene.
- 41 The neighbour representation relating to the resulting dwelling being offset within the site is noted, however as there are no regular gaps to be maintained within the street scene this is not a sustainable reason for refusal as it meets the criteria of the Sevenoaks District Council Local Plan

Impact on residential amenity:

- 42 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.

Daylight/sunlight

- 43 There are a number of habitable rooms at Hillside which will face the proposed development at White Gables including bedrooms, kitchen and dining room. As mentioned above the flank elevation of 1 Hillside will be a distance of 13 metres from the proposed elevation of White Gables. It is also noted that there is a change in ground level between the ground level of 1 Hillside's garden and the application site (approximately 0.75 metres)
- 44 The proposal will pass the 45 degree test for light on both the plans and elevations and therefore there will be no unacceptable loss of daylight as it will meet the criteria set out in policy H6B and the Sevenoaks District Council Supplementary Planning Document for Householder Extensions.
- 45 With regard to sunlight it is not felt that the existing situation on site will be affected. The sun rises in the east and sets in the west; however the proposed two storey element of the extension will not extend to the front or the rear of the existing building on site. Given this the length of the built form of the dwelling which will block potential sunlight to the rear garden of 1 Hillside will not be altered.

Privacy

- 46 Concerns have been raised with regard to the first floor rear window proposed overlooking the rear garden of 1 Hillside, and affording views into the habitable rooms on their rear elevation. The proposed first floor window will serve an ensuite bathroom.

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- 47 It is acknowledged in the SPD that oblique views from first floor rear windows which overlook neighbouring properties can be acceptable. Given the orientation of White Gables to 1 Hillside the first floor window will not result in direct overlooking of the rear garden. In addition, as the ensuite, is not considered to be a habitable room the window can be conditioned to be obscure glazed and fixed shut where the window is more than 1.7 metres above the internal floor area of the room.
- 48 Accordingly the proposal would not harm residential amenity and would comply with policies EN1 and H6B of the Sevenoaks District Local Plan.

Highways

- 49 Informal comments have been received from Kent Highways which state the following,

I can appreciate that there is a loss of parking facility at this location when compared to the existing arrangement and that the garage is reduced in size when compared to the existing. However, our adopted parking standards for a property of the proposed size (i.e. 4 + bedrooms in a village location) are for 2 independently accessible spaces which would still be available within the frontage of the proposed site even without counting the garage space and so there could be no justification in raising KCC Highways and Transportation objection to the proposal.

- 50 Therefore although it is acknowledged that the occupants of White Gables are unlikely to use the proposed garage due to the restricted entrance provided, the proposal will still meet the maximum KCC Highway Standards.

Trees

- 51 No issues with the trees on the site have been raised. There is a neighbouring Pine tree, but due to the existence of the substantial boundary wall between this proposal and the neighbouring tree, there are no concerns with regards to tree root issues.

Area of Outstanding Natural Beauty

- 52 The Countryside and Rights of Way Act 2000 states that the Local Planning Authority should conserve and enhance Areas of Outstanding Natural Beauty. Designating an Area of Outstanding Natural Beauty protects its distinctive character and natural beauty and can include human settlement and development.
- 53 The proposed design and materials of the extension will reflect those of the existing dwelling meaning that it conserves the existing character of the area, and due to the urban character of the area would have little impact on the natural beauty of the landscape. It is therefore considered to be in accordance with the statutory test.

Archaeology

- 54 The site is in an Area of Archaeological Potential and Roman remains have been found approximately 100 metres to the south west of the site. However the area proposed for development already appears to have been considerably built up.

Given this it is felt that the additional ground works involved do not require a condition in this instance.

Other issues

- 55 The property is not within the Green Belt (although the boundary is 78 metres to the east of the site) and therefore policy H14A and the guidance in the National Planning Policy Framework does not apply in this instance.
- 56 Building Control have been shown the plans for the proposal and have stated that the single skin wall of the garage could be reinforced with steel supports which would allow for a double skin wall at first floor level. This would be a matter that would be dealt with by Building Control under the Building Regulations.
- 57 Concerns are noted regarding the overhang of the guttering to 1 Hillside. The elevations and floor plans both show the development will be within the site boundary and therefore I am satisfied there will be no encroachment. With regard to access being required to 1 Hillside in order to construct the proposal consent must be required from the owners of the land prior work commencing. However this is a civil matter that does not fall within the remit of planning law.
- 58 Concerns with regard to the microclimate at 1 Hillside has been noted, however this is not something that justifies refusing permission in this case. Other issues regarding the amenities to this property have been discussed above.

Conclusion

- 59 Given the above discussion the proposal has been found to comply with the relevant policies at local and national level. The proposal is found to preserve the character of the Conservation Area, and would not have an unacceptable impact on the character and historic setting of the Listed Building. The proposal will not have an unacceptable impact on the street scene, AONB and the amenities of the neighbouring properties.

Background Papers

Site and Block plans

Contact Officer(s): Deborah Miles Extension: 7360

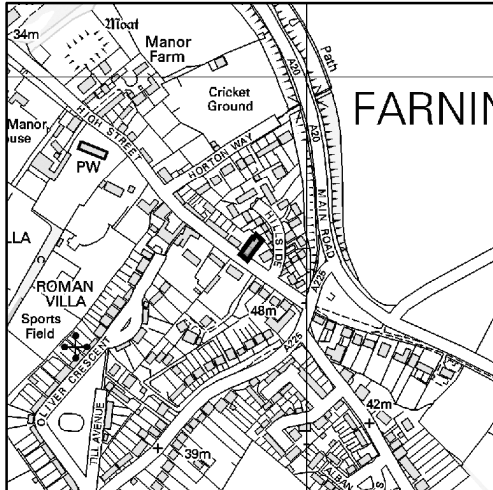
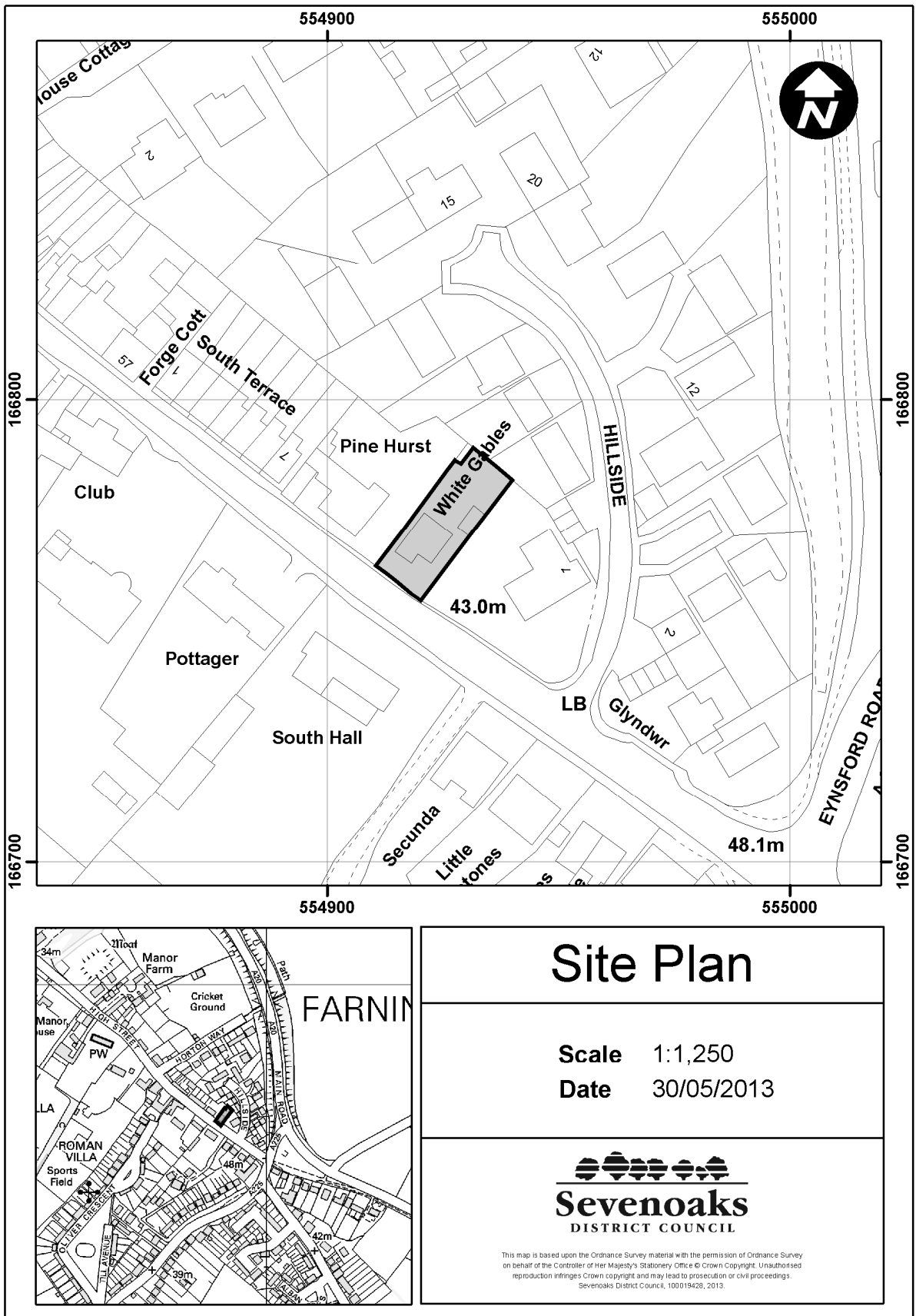
Pav Ramewal
Chief Executive Designate

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MIX7LFBK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MIX7LFBK8V000>



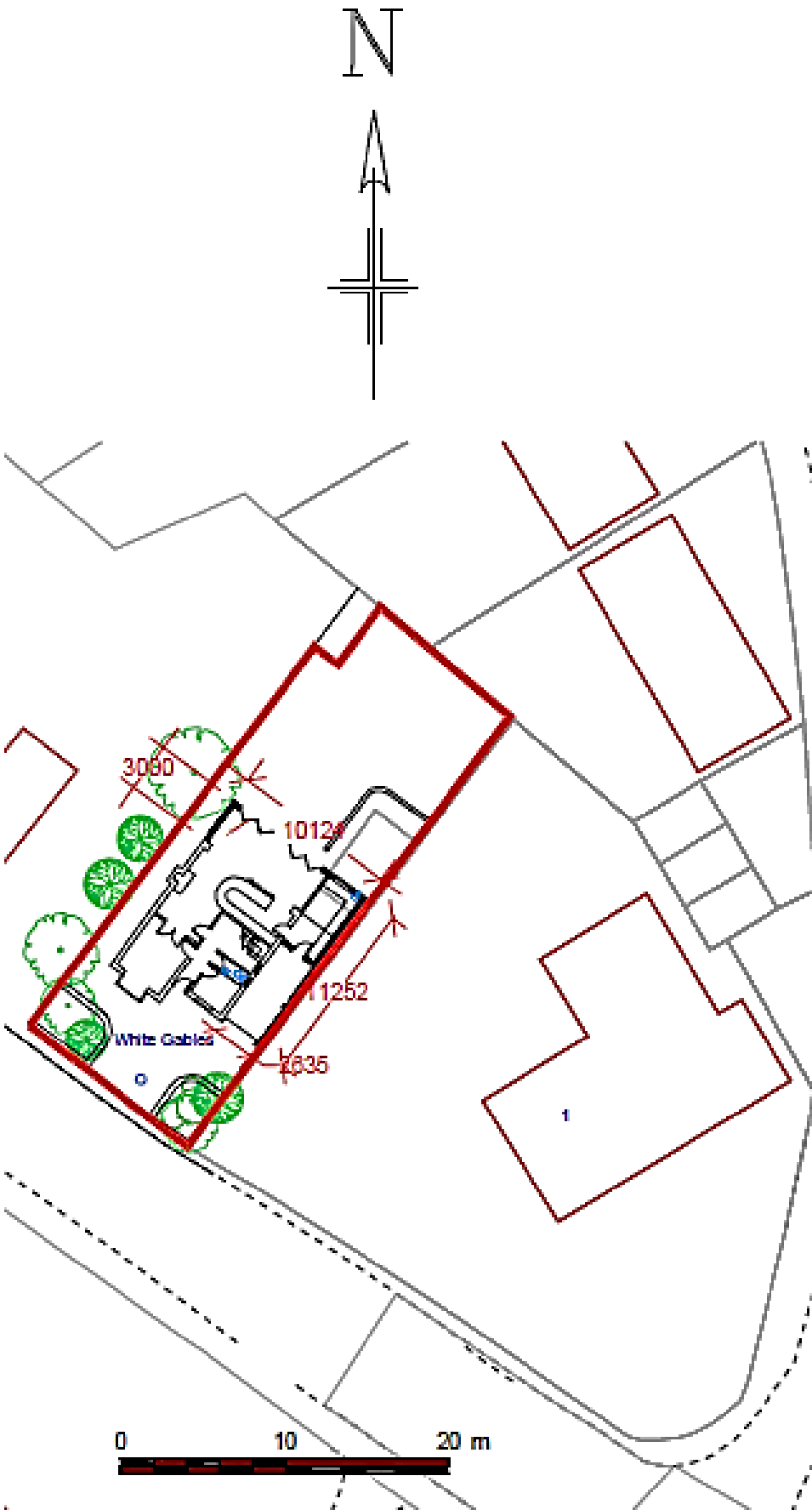
Site Plan

Scale 1:1,250
Date 30/05/2013



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BLOCK PLAN



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4.5 - SE/13/00977/HOUSE Date expired 5 June 2013

PROPOSAL: Erection of new single storey glass extension to form kitchen/dining area linked to existing building; new paved terrace

LOCATION: Dryhill Cottage, Dryhill Lane, Sundridge, Sevenoaks TN14 6AA

WARD(S): Brasted, Chevening And Sundridge

ITEM FOR DECISION

This application has been called to the Development Control Committee by Councillor Piper as he is concerned that the development proposed could cause light pollution in the Green Belt. Also it would seem perverse to consider a development that would have a lower standard of design in the Green Belt compared to the nearby Residential Character Assessment standard within Chipstead and would wish these issues to be discussed at committee

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 E12019PP108 unless otherwise agreed by the Local Planning Authority.

To maintain the integrity and character of the listed building 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: E12019PP101, 106b, 107b, 108, 109b, 110, 111a

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

4) No development shall begin until details of flood proofing of the conservatory have been submitted to and approved in writing by the Council. Any proposed scheme shall then be completed in accordance with the approved details before the first use of occupation of the development.

In the interests of flood alleviation and to meet sustainability objectives.

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

Sevenoaks District Local Plan - Policies EN1, H6B, H14A

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Sevenoaks District Core Strategy 2011 - Policies SP1, L08, SP11

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

The proposal would not have a detrimental impact upon the Area of Archaeological Potential.

The proposal would respect the character of the Listed Building.

The development is considered to be appropriate development which would not have a detrimental impact upon the openness of the Green Belt.

The proposal would not have a detrimental impact upon the Area of Outstanding Natural Beauty.

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

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

Description of Proposal

- 1 The erection of a single storey glass extension to form kitchen/dining area linked to existing building and the laying of a paved terrace.
- 2 The proposed extension would measure 4.9m by 4.4m rising to a height of 3.9m with a ridge roof. The proposed extension would extend to the north (rear) and west (side) of the house infilling between the existing dining room and kitchen and would be located on the site of the existing terrace. The extension would extend to the west of the kitchen by 4.4m extending beyond the western side of the house by 2.2m and would extend to the north of the house by 4.9m, extending beyond the northern side of the house by 0.7m. The extension would have a glass ridged roof with an aluminium clad grey steel sub-frame, glass frameless walls with aluminium sliding doors.
- 3 The new paved terrace would extend from the west of the proposed extension for a distance of 3.6m extending north for a distance of 6.8m. This element of the proposal would be permitted development.

Description of Site

- 4 Dryhill Cottage is a detached property located within a rural locality approximately 0.7 km south of the A25. The site has a mixture of bushes and trees along the western boundary with a mature beech hedgerow along the eastern boundary.
- 5 The property's listing states that the house is a '17th century or earlier timber framed house. The main elevation comprises of 2 storeys 3 windows. The property has a high pitched tiled roof and a returned gable at left. It is a tile hung 1st floor with red brick dressings. The property has some modern extensions.

Constraints

- 6 Area of Archaeological Potential

- 7 Area of Outstanding Natural Beauty
- 8 Flood zone 2 and 3
- 9 Grade II Listed Building
- 10 Metropolitan Green Belt
- 11 Adjacent Site of Nature Conservation Interest

Policies

Sevenoaks District Local Plan:

- 12 Policies - EN1, H6B, H14A

SDC Core Strategy

- 13 Policies - SP1, L08, SP11

Other

- 14 National Planning Policy Framework
- 15 Sevenoaks District Council Residential Supplementary Planning Document

Planning History

- 16 SE/13/00250/LBCALT – Erection of new single storey glass extension to form kitchen/dining area linked to existing building. Withdrawn – 05.04.2013

SE/00249/HOUSE – Erection of new single storey glass extension to form kitchen/dining area linked to existing building. Withdrawn – 05/04/2013.

SE/07/01942/LBCALT – Installation of two solar panels. Refuse 02.08.2007.

SE/95/01656/HIST – Erection of oak frame single storey outbuilding comprising double garage, tool shed & store. Grant 17.10.1995.

SE/92/01435/HIST – Internal alterations to the Old Cottage and Dryhill Cottage to form single dwelling house (LBC). Grant 23.11.1992.

SE/77/00724/HIST – Detached domestic garage at rear and construction of vehicular access. Grant 27.09.1978.

Consultations

Sundridge Parish Council

- 17 The Parish Council sees no reason to change previous comments:

Object. The Parish Council are concerned that this application for an anachronistic and uncompromising modern extension that is incompatible with the rural and unspoilt site and historic of a 17th century building.

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- a. The application misleadingly describes Dryhill Cottage as being on a private road and the proposed extension un-viewable. In reality the Cottage is bordered by high ground and a foot path to the south and west; and to the east by a significant road that is access for several properties and heavily used by walkers and horse riders. These tracks/roads have public right of access. Additionally there is nearby a designated and well used picnic area.
- b. The application plans suggest screening trees which actually do not exist.
- c. The plans is for a large modernist glass structure and associated terracing that will be viewable by those passing by and require access and destruction of an existing listed brick wall.
- d. The proposed glass structure is unsympathetic to the character of this and other properties in the area, which are generally of a similar style and period.
- e. Contrary to the architects claims the proposed glass structure cannot be described as either invisible or transparent since there will be metal doors, joining materials and as plans make obvious there will be kitchen/dining furniture clearly visible.
- f. Although single storey the actual height reaches near the top of the second floor.'

SDC Conservation

- 16 See comments on SE/13/00250/LBCALT. This application is identical in all respects except for the proposed retention of most of the internal wall between the kitchen and the new extension. Recommend consent as before.
- 17 Comments for SE/13/00250/LBCALT 'Dryhill Cottage is a two storey grade II LB which at some point in the past comprised two dwellings. It has stonework with brick detailing to the ground floor with tile hanging above. The existing house comprises a series of two and single storey gable ended elements. The proposed addition of approx. 21 m. sq. would be to the rear attached to the kitchen and comprise a simple largely glazed form with a gabled north elevation to a ridge height less than that of the adjacent kitchen roof. The applicant has agreed to amend the scheme to narrow the opening between the existing kitchen and the extension to just the width of the existing window, minimising the amount of wall to be removed. I consider that this proposed extension, very small scale in the context of the house as a whole, and taking a form which continues the established theme of gable ended elements, is appropriate in this case and would not detract from the character of the LB. This accords with the NPPF and the Planning Practice Guide. Recommend consent subject to the amended plan referred to above.'

Society for the Preservation of Ancient Buildings:

- 18 'The proposed extension is conceived so as to have a minimal visual affect upon the setting of the existing building and minimal impact upon the historic fabric. This is a commendable aim but if it is to be achieved the relationship of the glass extension to the gable of the existing building needs to be considered. At present this is not described on the drawings.

- 19 We would also suggest that if the extension it is to have a minimal visual impact on the existing building then the existing external tile cladding and other finishes could perhaps be retained within the new enclosure and the glass roof allowed to merely 'touch' the gable. To achieve this would require extremely careful detailing as well as a thorough consideration of how to achieve a properly weather tight junction against the historic fabric. This will require great skill both on the part of the designer and the installer but in our view will be critical to the success of the design. We trust that these comments are helpful to you.'

Representations

- 20 One letter received objecting in respect to local amenities, street scene, the impact upon the listed building and a nearby tree and one letter supporting the proposal.

Group Manager Planning Services Appraisal

- 21 Previous applications SE/13/00249/HOUSE and SE/13/00250/LBCALT were withdrawn after Sevenoaks District Council's Conservation Officer objected to the proposal in respect to the width of the opening within the wall and its impact upon the listed building. The current application is as a consequence of discussions between the Conservation Officer and the applicant's agent.

Principal Issues

- 22 The principal issues are:
- Impact upon the Listed Building;
 - Impact upon the Metropolitan Green Belt;
 - Impact upon the street scene;
 - Impact upon local amenity;
 - Impact upon the Area of Outstanding Natural Beauty;
 - Impact upon the Area of Archaeological Potential;
 - Impact of Flooding;
 - Impact upon Wildlife and Trees

Impact upon Listed Building

- 23 One of the twelve core principles of the National Planning Policy Framework (NPPF) is that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. The NPPF states that there is a strong presumption against the demolition or alteration or extension of a Listed Building in any manner which would adversely affect its character or any feature of architectural or historic interest which it possesses. Therefore, proposal which would detract from the setting of a Listed Building will not be permitted.

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- 24 Policy SP1 of the Sevenoaks District Councils Core Strategy states that the District's heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.
- 25 The Listed Buildings and Conservation Area Act 1990, states that proposals should protect the historic character and the setting of the listed building.
- 26 In considering an application for a listed building consent careful consideration is required in respect to the design of the proposed development to ensure that the proposal protects the historic character and setting of the listed building. In this instance the proposal would have a minimal physical impact upon the listed building due to its lightweight frame and through the proposed extension comprising of a glass building with a gable reflecting the style of the existing dwelling it would not in my view detract from the character or setting of the listed building. SDC's Conservation Officer supports this application.
- 27 Whilst the proposal is of a contemporary design, this can create a clear division between the historic elements of the building and its continuing use as a modern home which can be more aesthetic than a pastiche of historic styles when viewed against an historic building. Paragraph 60 of the NPPF states that Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.
- 28 Accordingly it is my view that the proposal would comply with the requirements of the Listed Buildings and Conservation Area Act 1990, the National Planning Policy Framework and SP1 of Sevenoaks District Councils Core Strategy.

Impact upon the Metropolitan Green Belt (SE/13/00977/HOUSE)

- 29 The National Planning Policy Framework states that there is a general presumption against inappropriate development within the Green Belt. Such development should not be approved, except in very special circumstances. Inappropriate development is, by definition, harmful to the Green Belt. .
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.
- 30 Green Belts serve five purposes:
- to check the unrestricted sprawl of large built-up areas;
 - to prevent neighbouring towns merging into one another;
 - to assist in safeguarding the countryside from encroachment;
 - to preserve the setting and special character of historic towns; and

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- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

31 Policy H14A of the Sevenoaks District Local Plan states that proposals to extend an existing dwelling in the Green Belt must comply with the following criteria:

- The existing dwelling was designed and originally constructed for residential use and built on permanent foundations on the site;
- The “gross floor area” of the existing dwelling plus the “gross floor area” of the extension does not exceed the “gross floor area” of the “original” dwelling by more than 50%;
- The design of the extension is sympathetic and well articulated to the existing dwelling and does not result in a large, bulky or intrusive building in the landscape;
- Proposals to extend a replacement of an “original” dwelling will only be permitted if the “gross floor area” of the replacement dwelling plus the “gross floor area” of the extension does not exceed the “gross floor area” of the “original” building by more than 50%.
- For the purposes of Policy H14A “gross floor area” of the “original” dwelling will be ascertained by external measurement and shall include any garage or domestic outbuilding (incidental to the enjoyment of the dwelling) within the curtilage of the dwelling, if any part of that building lies within 5m of any part of the dwelling. All habitable floorspace of the building will be included which is useable without major reconstruction.

32 Dryhill Cottage was previously two cottages which were combined, creating a new planning unit in 1992. From reviewing the historical plans other than the garage built to the north of the property there have been no extensions to the property since the new planning unit was created. Accordingly,

	m ²	% increase
Original floorspace	286.38	-
Proposed increase in floorspace	20.41	7.12

33 The proposed development would increase the floor area of the property by 7.2% and would accordingly represent appropriate development within the Metropolitan Green Belt.

Impact upon Openness

34 The proposal development would have a minimal impact upon the openness of the Green Belt due to the limited scale of the proposal.

Impact upon visual amenities and the street scene

35 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

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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 of Appendix 4. Amongst other things, Appendix 4 states that the extension should not be of such a size or proportion that it harms the integrity of the design of the original dwelling or adversely affects the street scene. The extension itself should not be of such a size or proportion that it harms the integrity of the design of the original dwelling. In addition Appendix 4 also states that a minimal distance of 1m is normally necessary for two storey extensions where extensions which extend to the side boundary of the property could lead to visual terracing.

- 36 Dryhill Lane runs from the A25 south skirting the western side of the house before extending along the southern border of the property. The southern and western boundaries are located approximately 17m from the proposed development comprising of a mature beech hedge rising to a height of approximately 2m.
- 37 The existing kitchen would obscure 4.2m of the conservatory's length and the existing dining room would obscure 2.2m of the conservatory's width leaving only 0.7m of the length and 2.2m of the width directly facing the road which runs along the east and south boundaries of the property and accordingly its impact as viewed from the street would be minimal. As viewed from the east the proposal would be set back from the road at a distance of 17m and as viewed from the south it would be set back at a distance of 16m.
- 38 To the west of the house the boundary is banked with a row of trees and bushes along the border and an open field beyond. A public right of way lies 100m to the west of the proposed development running north from Dryhill Lane. Due to the distance of the footpath from the house and the bank and the screen of trees and bushes the proposal would not be visible from this path. A public footpath runs to the south of the house however views from this path would be obscured by the bulk of the existing house.
- 39 To the north the property's garden extends for a distance of approximately 47m from the proposed extension with mature trees and a wooden garage on the northern boundary.
- 40 The proposed development would be subservient in height and bulk to the existing house. The proposed conservatory would partially infill between the existing dining room to the south and the kitchen to the west with a ridge height of 3.9m compared to the adjacent single storey of 5.5m and the house rising to 7.7m. Whilst the modern glazed extension would contrast with the house's red brick walls and tile hung upper storey its glass structure would minimise its impact as viewed from beyond the site with the existing house obscuring views of part of the conservatory as viewed from the road to the east and south. Accordingly its impact as viewed from the street would be minimal and in consequence the proposal would meet the criteria as set would within local policies EN1 and H6B of the SDLP, and would not be considered to be harmful to the street scene or visual amenity of the area.

Impact upon local residential amenity

- 41 Policy EN1 of the SDLP lists a number of criteria to be applied in the consideration of planning applications. In particular, 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. Criteria 6) states that the proposed development must ensure satisfactory means of access for vehicles and pedestrians and provides parking facilities in accordance with the Council's approved standards. Criteria 10) states that the proposed development does not create unacceptable traffic conditions on the surrounding road network and is located to reduce where possible the need to travel. Policy H6B of the SDLP states that residential extensions shall be subject to the principles in Appendix 4. This is further supported by SDC's Residential Extensions Supplementary Planning Document. Amongst other things, Appendix 4 and the Residential Extensions SPD 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 or the street scene. The Residential Extensions Supplementary Planning Document states that an extension should maintain an acceptable outlook from a neighbouring property.
- 42 The nearest adjacent property is White Shelling approximately 40m to the southwest at which distance the proposed development, due to its size, scale and location, would not in my opinion detrimentally impact upon that properties amenities or other properties within the locality.

Impact upon the Area of Outstanding Natural Beauty

- 43 The Countryside and Rights of Way Act 2000 states that the Local Planning Authority should conserve and enhance Areas of Outstanding Natural Beauty. Designating an Area of Outstanding Natural Beauty protects its distinctive character and natural beauty and can include human settlement and development.
- 44 Policy LO8 states that the countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible. The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings, will be conserved and enhanced.
- 45 The proposed development would be partially obscured by the bulk of the house as viewed from the road to the east and south.
- 46 Due to the glass construction of the proposed development its impact within the wider landscape would be minimised through the inclusion of a lightweight design. The limited scale of the extension inset against the house would lead to only a limited increase of light within the Area of Outstanding Natural Beauty when considered against the potential light that can be emitted from the existing windows of the dwelling. It is my view that due to its size, scale and location it would preserve the natural beauty of the landscape.

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Impact upon the Area of Archaeological Potential

- 47 Policy SP1 states that the District's heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.
- 48 Due to the limited scale of the proposed development its impact upon potential archaeology would in my view be minimal and therefore would not warrant refusal.

Impact of Flooding

- 49 The National Planning Policy Framework states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere. Policy LO1 of Sevenoaks District Councils Core Strategy states that development will be located to avoid areas at risk of flooding.
- 50 Dryhill Cottage lies within flood zones 2 and 3. The applicant has indicated that the floor levels will be set no lower than the existing levels and flood proofing methods will be incorporated as set out within '*Improving the flood performance of new buildings*' (CLG, 2007) which meets the requirements of the Environment Agencies standing advice. A condition can be imposed to clarify the exact details that will be incorporated, to ensure that no harm will come to residents.

Impact upon wildlife

- 51 Policy SP11 of the Sevenoaks District Councils Core Strategy states that the biodiversity of the District will be conserved and opportunities sought for enhancement to ensure no net loss of biodiversity.
- 52 The proposed conservatory would be located on the site of the existing terrace. A new terrace measuring 3.5m by 6.8m would be built to the west of the proposed conservatory on the existing properties grass and flower bed. Due to the well maintained nature of the garden the proposal would have a minimal impact upon wildlife. There are no trees adjacent to the proposed development which would be detrimentally impacted upon.

Conclusion

- 53 The proposed development would represent appropriate development within the Metropolitan Green Belt which would not have a detrimental impact upon the Grade II listed Building, Area of Outstanding Natural Beauty, Area of Archaeological Potential, adjacent Site of Conservation Interest or be detrimentally impacted upon by the flood zone.

Contact Officer(s): Guy Martin Extension: 7351

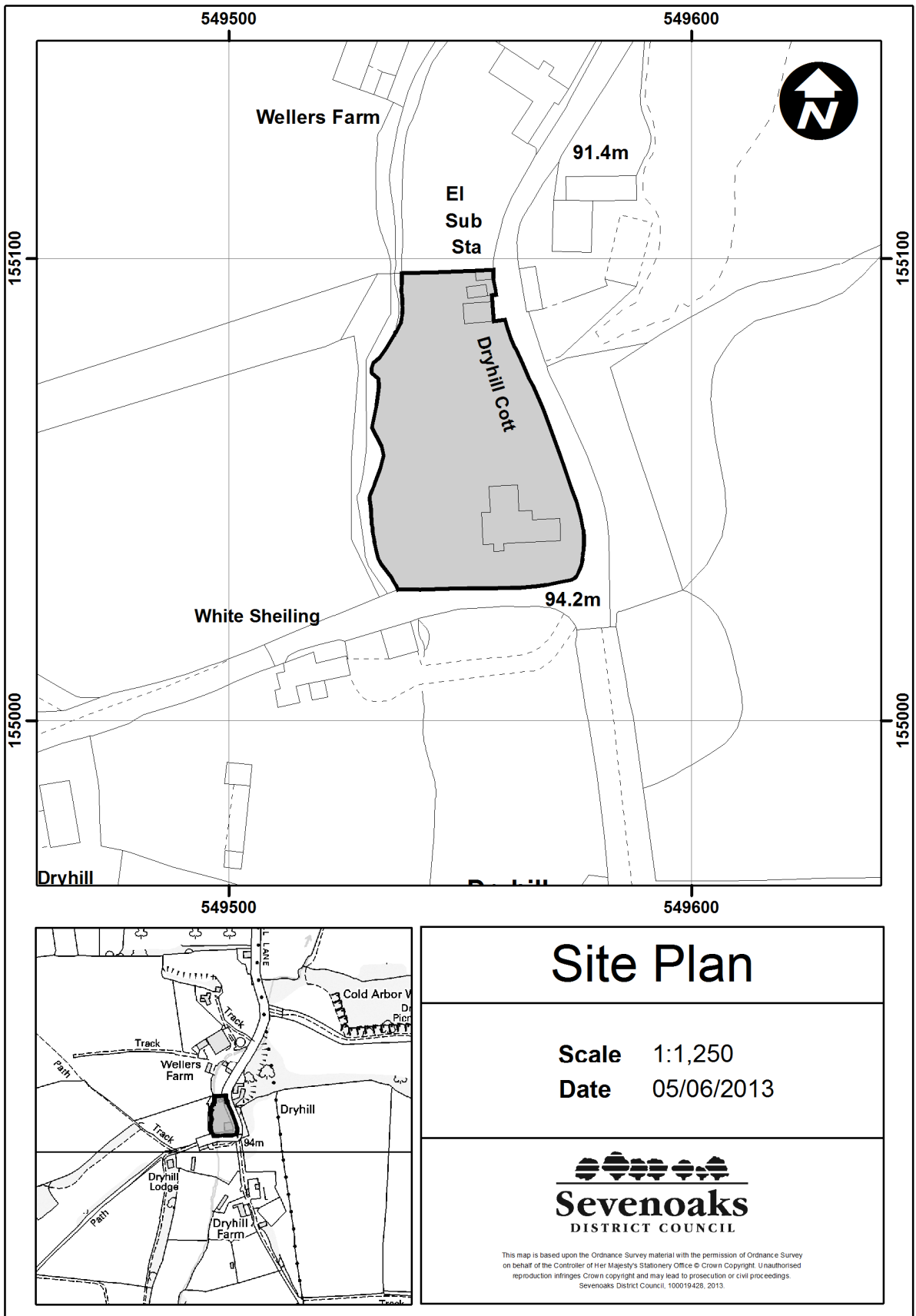
Pav Ramewal
Chief Executive Designate

Link to application details:

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BLOCK PLAN



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4.6 - SE/13/00978/LBCALT Date expired 5 June 2013

PROPOSAL: Erection of new single storey glass extension to form kitchen/dining area linked to existing building; new paved terrace

LOCATION: Dryhill Cottage , Dryhill Lane, Sundridge, Sevenoaks TN14 6AA

WARD(S): Brasted, Chevening And Sundridge

ITEM FOR DECISION

This application has been referred to the Development Control Committee by Councillor Piper as he is concerned that the development proposed could cause light pollution in the Green Belt. Also it would seem perverse to consider a development that would have a lower standard of design in the Green Belt compared to the nearby Residential Character Assessment standard within Chipstead and he would wish these issues to be discussed at Committee

RECOMMENDATION: That listed building consent 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 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The materials to be used in the construction of the development shall be those indicated on the approved plan E12019PP108 unless otherwise agreed by the Local Planning Authority.

To maintain the integrity and character of the listed building 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: E12019PP101, 106b, 107b, 108, 109b, 110, 111a

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:

Sevenoaks District Local Plan - Policies EN1, H6B, H14A

Sevenoaks District Core Strategy 2011 - Policies SP1, L08, SP11

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

The proposal would respect the character of the Listed Building.

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Description of Proposal

- 1 The erection of single storey glass extension to form kitchen/dining area linked to existing building and the laying of a new paved terrace.
- 2 The proposed extension would measure 4.9m by 4.4m rising to a height of 3.9m with a ridge roof. The proposed extension would extend to the north (rear) and west (side) of the house infilling between the existing dining room and kitchen and would be located on the site of the existing terrace. The extension would extend to the west of the kitchen by 4.4m extending beyond the western side of the house by 2.2m and would extend to the north of the house by 4.9m, extending beyond the northern side of the house by 0.7m. The extension would have a glass ridged roof with an aluminium clad grey steel sub-frame, glass frameless walls with aluminium sliding doors.
- 3 The new paved terrace would extend from the west of the proposed extension for a distance of 3.6m extending north for a distance of 6.8m. This element of the proposal would be permitted development.

Description of Site

- 4 Dryhill Cottage is a detached property located within a rural locality approximately 0.7 km south of the A25. The properties listing states that the house is a '17th century or earlier timber framed house. The main elevation comprises of 2 storeys 3 windows. The property has a high pitched tiled roof and a returned gable at left. It is a tile hung 1st floor with red brick dressings. The property has some modern extensions.

Constraints

- 5 Area of Archaeological Potential
- 6 Area of Outstanding Natural Beauty
- 7 Flood zone 2 and 3
- 8 Grade II Listed Building
- 9 Metropolitan Green Belt
- 10 Adjacent Site of Nature Conservation Interest

Policies

Sevenoaks District Local Plan:

- 12 Policies - EN1, H6B, H14A

SDC Core Strategy

- 13 Policies - SP1, L08, SP11

Other

- 14 National Planning Policy Framework

15 Sevenoaks District Council Residential Supplementary Planning Document

Planning History

16 SE/13/00250/LBCALT – Erection of new single storey glass extension to form kitchen/dining area linked to existing building. Withdrawn – 05.04.2013

SE/13/00249/HOUSE – Erection of new single storey glass extension to form kitchen/dining area linked to existing building. Withdrawn – 05/04/2013.

SE/07/01942/LBCALT – Installation of two solar panels. Refuse 02.08.2007.

SE/95/01656/HIST – Erection of oak frame single storey outbuilding comprising double garage, tool shed & store. Grant 17.10.1995.

SE/92/01435/HIST – Internal alterations to the Old Cottage and Dryhill Cottage to form single dwelling house (LBC). Grant 23.11.1992.

SE/77/00724/HIST – Detached domestic garage at rear and construction of vehicular access. Grant 27.09.1978.

Consultations

Sundridge Parish Council

17 The Parish Council sees no reason to change previous comments:

Object. The Parish Council are concerned that this application for an anachronistic and uncompromising modern extension that is incompatible with the rural and unspoilt site and historic of a 17th century building.

- a. The application misleadingly describes Dryhill Cottage as being on a private road and the proposed extension un-viewable. In reality the Cottage is bordered by high ground and a foot path to the south and west; and to the east by a significant road that is access for several properties and heavily used by walkers and horse riders. These tracks/roads have public right of access. Additionally there is near by a designated and well used picnic area.
- b. The application plans suggest screening trees which actually do not exist.
- c. The plans is for a large modernist glass structure and associated terracing that will be viewable by those passing by and require access and destruction of an existing listed brick wall.
- d. The proposed glass structure is unsympathetic to the character of this and other properties in the area, which are generally of a similar style and period.
- e. Contrary to the architects claims the proposed glass structure cannot be described as either invisible or transparent since there will be metal doors, joining materials and as plans make obvious there will be kitchen/dining furniture clearly visible.
- f. Although single storey the actual height reaches near the top of the second floor.'

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SDC Conservation:

- 18 See comments on SE/13/00250/LBCALT. This application is identical in all respects except for the proposed retention of most of the internal wall between the kitchen and the new extension. Recommend consent as before.
- 19 Comments for SE/13/00250/LBCALT 'Dryhill Cottage is a two storey grade II LB which at some point in the past comprised two dwellings. It has stonework with brick detailing to the ground floor with tile hanging above. The existing house comprises a series of two and single storey gable ended elements. The proposed addition of approx. 21 m. sq. would be to the rear attached to the kitchen and comprise a simple largely glazed form with a gabled north elevation to a ridge height less than that of the adjacent kitchen roof. The applicant has agreed to amend the scheme to narrow the opening between the existing kitchen and the extension to just the width of the existing window, minimising the amount of wall to be removed. I consider that this proposed extension, very small scale in the context of the house as a whole, and taking a form which continues the established theme of gable ended elements, is appropriate in this case and would not detract from the character of the LB. This accords with the NPPF and the Planning Practice Guide. Recommend consent subject to the amended plan referred to above.'

Society for the Preservation of Ancient Buildings:

- 20 'The proposed extension is conceived so as to have a minimal visual affect upon the setting of the existing building and minimal impact upon the historic fabric. This is a commendable aim but if it is to be achieved the relationship of the glass extension to the gable of the existing building needs to be considered. At present this is not described on the drawings.
- 21 We would also suggest that if the extension it is to have a minimal visual impact on the existing building then the existing external tile cladding and other finishes could perhaps be retained within the new enclosure and the glass roof allowed to merely 'touch' the gable. To achieve this would require extremely careful detailing as well as a thorough consideration of how to achieve a properly weather tight junction against the historic fabric. This will require great skill both on the part of the designer and the installer but in our view will be critical to the success of the design. We trust that these comments are helpful to you.'

Representations

- 22 One letter received objecting in respect to local amenities, street scene, the impact upon the listed building and a nearby tree and one letter supporting the proposal.

Group Manager Planning Services Appraisal

- 23 Previous applications SE/13/00249/HOUSE AND SE/13/00250/LBCALT were withdrawn after Sevenoaks District Council's Conservation Officer objected to the proposal in respect to the width of the opening within the wall and its impact upon the listed building. The current application is as a consequence of discussion between the Conservation Officer and the applicant's agent.

Principal Issues

24 The principal issues are:

- Impact upon the Listed Building.

Impact upon Listed Building

- 25 One of the twelve core principles of the National Planning Policy Framework (NPPF) is that planning should conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations. The NPPF states that there is a strong presumption against the demolition or alteration or extension of a Listed Building in any manner which would adversely affect its character or any feature of architectural or historic interest which it possesses. Therefore, proposal which would detract from the setting of a Listed Building will not be permitted.
- 26 Policy SP1 of the Sevenoaks District Councils Core Strategy states that the District's heritage assets and their settings, including listed buildings, conservation areas, archaeological remains, ancient monuments, historic parks and gardens, historic buildings, landscapes and outstanding views will be protected and enhanced.
- 27 The Listed Buildings and Conservation Area Act 1990, states that proposals should protect the historic character and the setting of the listed building.
- 28 In considering an application for a listed building consent careful consideration is required in respect to the design of the proposed development to ensure that the proposal protects the historic character and setting of the listed building. In this instance the proposal would have a minimal physical impact upon the listed building due to its lightweight frame and through the proposed extension comprising of a glass building with a gable reflecting the style of the existing dwelling it would not in my view detract from the character or setting of the listed building. SDC's Conservation Officer supports this application.
- 29 Whilst the proposal is of a contemporary design, this can create a clear division between the historic elements of the building and its continuing use as a modern home which can be more aesthetic than a pastiche of historic styles when viewed against an historic building. Paragraph 60 of the NPPF states that Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles.
- 30 Accordingly the proposal would meet the requirements of the Listed Buildings and Conservation Area Act 1990 and the National Planning Policy Framework and policy SP1 of the Sevenoaks District Core Strategy, in that it would protect the historic character of the listed building.

Conclusion

- 31 The proposed development would protect the historic character and setting of the listed building,

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Contact Officer(s):

Guy Martin Extension: 7351

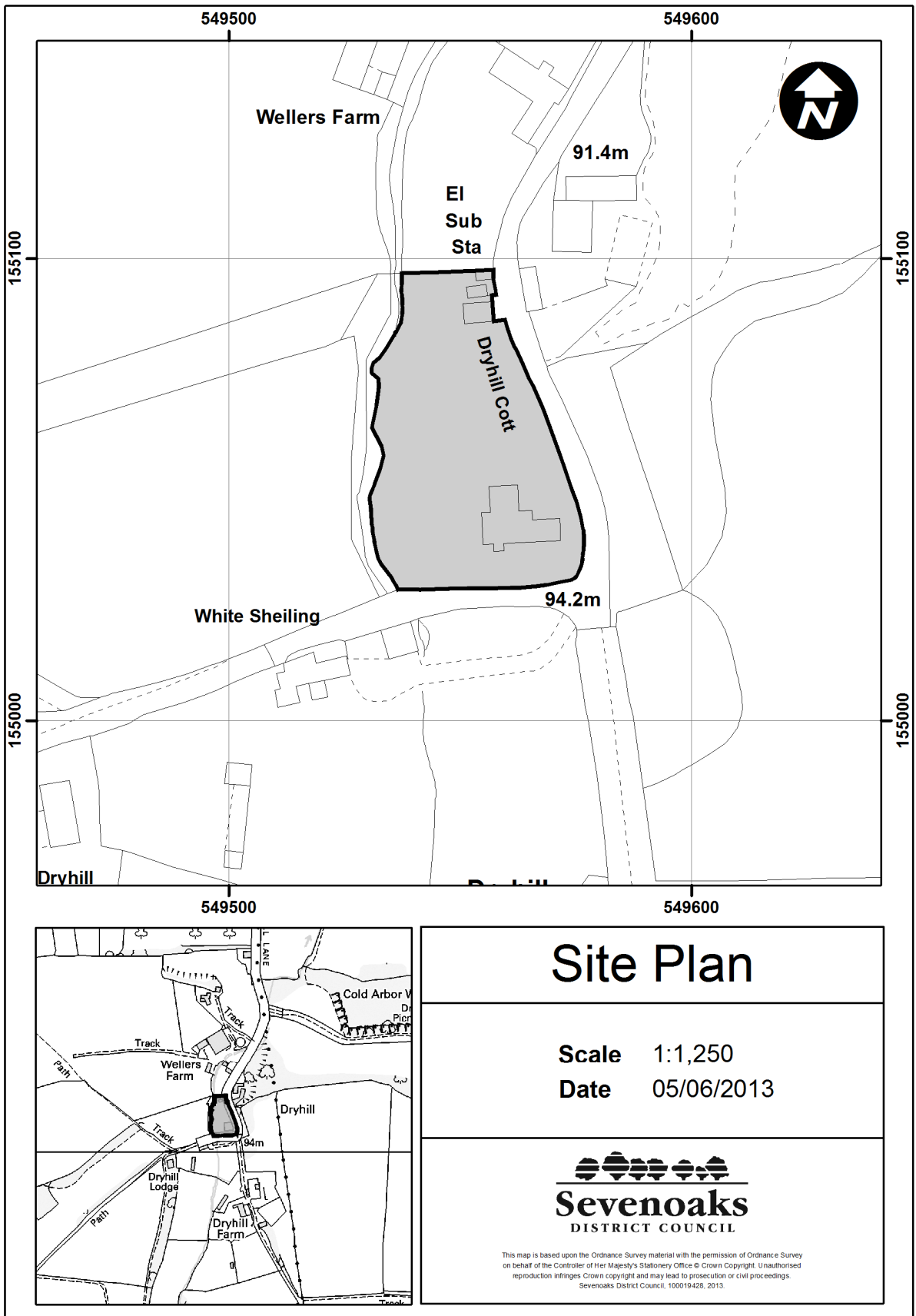
Pav Ramewal
Chief Executive Designate

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Site Plan

Scale 1:1,250
Date 05/06/2013



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Agenda Item 4.7

4.7 – SE/13/00815/HOUSE Date expired 14 June 2013

PROPOSAL: Erection of a single storey rear extension and link extension. Alteration to main dwelling. Part demolition of existing retaining wall and proposed hard landscaping.

LOCATION: Little Buckhurst Barn , Hever Lane, Hever, Edenbridge TN8 7ET

WARD(S): Cowden & Hever

ITEM FOR DECISION

This application has been referred to Development Control Committee at the request of Councillor Neal who considers that that design is aesthetically pleasing, compliments the existing building and is well within the 50% increase rule.

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

- 1) The extension constitutes a disproportionate addition to the original barn. The development is therefore not in accordance with Section 9 of the NPPF or Policy H14A of the SDLP.
- 2) The extension is not compatible with the existing dwelling and does not respond to the distinctive local character of the area. The proposal is not in accordance with Policy SP1 of the Sevenoaks District Core Strategy or Policy EN1 of the SDLP.

Description of Proposal

- 1 Permission is sought for a large single storey rear extension which will provide a floor area of approximately 44m² and will have a height of 2.3 metres to eaves and 4.5 metres to roof pitch.
- 2 In addition a link extension will provide 3.4m² of floor area and will have a height of 2.4 metres.

Description of Site

- 3 The site is situated within the Cowden and Hever Ward, within Hever Parish. The site consists of a converted barn which is set back from the public highway. The barn is slightly elevated from the highway.

Constraints

- 4 Area of Outstanding Natural Beauty - High Weald
- 5 Area of Special Control of Advertisement
- 6 Metropolitan Green Belt

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Policies

Sevenoaks District Local Plan (SDLP)

7 Policies - EN1, H14A

Sevenoaks District Core Strategy

8 Policies - L08, SP1

Other

9 National Planning Policy Framework (NPPF)

10 Sevenoaks Residential Extensions Supplementary Planning Document (SPD)

Planning History

11 SE/93/00806/HIST - Renewal of planning permission SE/89/0263 to convert redundant barn to dwelling (granted 21 September 1993).

12 SE/89/00263/HIST - Conversion of redundant barn to dwelling (granted 26 May 1989).

Consultations

Hever Parish Council

13 No objection.

Ward Councillor

14 Councillor *Neal*: I think the design is aesthetically pleasing, compliments the existing building and is well within the 50% increase rule. Neither the neighbours, Parish Council nor indeed I have any objection so it certainly meets with local approval.

15 Furthermore if refused I believe they would stand a very good chance of winning an appeal which could prove expensive for SDC.

Representations

16 None received

Group Manager Planning Services Appraisal

Principal Issues

Design, Scale and Bulk

17 Policy SP1 of the Sevenoaks District Core Strategy states that 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.

18 Policy L08 of the Sevenoaks District Core Strategy states that the countryside will be conserved and the distinctive features that contribute to the special character

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of its landscape. The distinctive character of the High Weald Areas of Outstanding Natural Beauty (AONB) and its setting will be conserved and enhanced.

- 19 Policy EN1 of the Sevenoaks District Local Plan (SDLP) states that the form of proposed development 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.
- 20 The converted barn is traditional in appearance and is simple in design particularly on the front and flank elevations. The rear elevation whilst incorporating more glazing, its design is still subservient in appearance and the two small first floor windows are also modest in nature.
- 21 As detailed above, the rear extension will provide a floor area of 44m². The structure will exhibit a pitched roof which will be 2.3 metres to eaves and 4.5 metres to roof pitch. However part of the rear extension will exhibit a glazed flat roof which will protrude outwards by 1.5 metres and meaning that the entire south-west elevation of the extension will be glazed.
- 22 In addition, the link extension will provide 3.4m² of floor area and will have a height of 2.4 metres.
- 23 It is considered that the design of the rear extension, whilst being concealed to the rear of the property, will appear unduly modern and will not be compatible with the simple design and traditional features of the converted barn. It is considered that the flat roof glazed section will appear incongruous and is not compatible with other buildings in the locality.
- 24 It is recognised that the link extension is concealed from the public realm and is minor in scale. However, as with the rear extension, this part of the development is fully glazed and also consists of a flat roof. It is considered that the proposed materials of the link extension will appear at odds with the original barn and will look awkward in its presence.
- 25 Given the sensitive nature of the site (in the Metropolitan Green Belt and High Weald AONB), it is considered that the design and proposed materials do not respond to the distinctive local character of the area in which the development is situated in.
- 26 With regard to the scale and bulk of the extensions, it is recognised that the floor area of the development closely matches the foot print of the original dwelling. It is regrettable that the eaves height of the main rear extension does not match the main dwellings lobby area (as identified on the north-east elevation) and that the pitch of the rear extension does not match this original feature of the barn. It is considered that the extension is not compatible in terms of scale and height to the original barn. The impact of the extension on the Green Belt will be assessed in the next section.
- 27 It is therefore considered that the proposal is not in accordance with Policies LO8 and SP1 of the Sevenoaks District Core Strategy or Policy EN1 of the Sevenoaks District Local Plan.

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Green Belt

- 28 Paragraph 87 of the NPPF states that as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 29 A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- 30 Policy H14A states that proposals to extend an existing dwelling in the Green Belt must comply with policy EN1 and the following criteria:
- 1) The existing dwelling was designed and originally constructed for residential use and built on permanent foundations to the site;
 - 2) The “gross floor area” of the existing dwelling plus the “gross floor area” of the extension does not exceed the “gross floor area” of the “original” dwelling by more than 50%;
 - 3) The proposed extension would not facilitate the creation of a separate residential unit;
 - 4) The design of the extension is sympathetic and well articulated to the existing dwelling and does not result in a large, bulky or intrusive building in the landscape;
 - 5) Extensions to mobile homes and buildings not designed for permanent residential use will not be permitted, neither will proposals to extend a converted dwelling;
- 31 The existing dwelling was not designed and originally constructed for residential use as it was previously a barn. The proposal is therefore not in accordance with criteria 1. In addition the proposal is to extend a converted dwelling (therefore not in accordance with criteria 5) and as such the proposal is contrary to Policy H14A.
- 32 However, the NPPF is specific in stating that extending a building is acceptable provided that it does not result in disproportionate additions over and above the size of the original building.
- 33 Whilst it is recognised that both the Applicant and Local Member have drawn attention to the 50% rule outlined under criteria 2) of Policy H14A, (the extension in fact represents an increase of 46.4%), due to the buildings non compliance with criteria 1) and 5) this would not be assessed in these circumstances.
- 34 The sole assessment therefore is to evaluate whether the proposed extension is disproportionate to the original building. It is considered that the above section (*design, scale and bulk*) identifies that the proposed extension is not sympathetic or well articulated to the existing barn due to its modern glazed appearance. Whilst it is accepted that the extension is concealed from the wider landscape it is deemed that the scale and coverage of the extension will result in a large bulky development to this modest traditional barn. For this reason it is considered that

the proposal is a disproportionate addition to the original building and is therefore not in accordance with Section 9 of the NPPF.

- 35 It is therefore considered that the proposal will result in a disproportionate addition to the building and is therefore not deemed to be in accordance with Section 9 of the NPPF or Policy H14A of the SDLP.

Other Issues

Residential Amenity

- 36 Policy EN1 of the SDLP states that proposed development 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.
- 37 It is considered that due to the rural nature of the site, the only property which may be affected by the proposals is the adjacent dwelling Little Buckhurst.
- 38 In terms of privacy, it is not considered that the proposal will lead to overlooking as the extension has been designed to ensure that there are no flank windows on the northern elevation.
- 39 In terms of outlook and daylight / sunlight, it is considered that due to the distance between the properties (13 metres), the single storey design of the development and the presence of the mature boundary hedge (which separates the two properties) it is not deemed that the proposal will lead to a loss of amenity.

Conclusion

- 40 It is considered that the proposal constitutes a disproportionate addition to the original barn. The development is therefore not in accordance with Section 9 of the NPPF or Policy H14A of the SDLP.
- 41 Furthermore it is deemed that the extension is not compatible with the existing dwelling and does not respond to the distinctive local character of the area. The proposal is therefore not in accordance with Policy SP1 of the Sevenoaks District Core Strategy or Policy EN1 of the SDLP.

Background Papers

Site and Block Plans

Contact Officer(s): Neal Thompson Extension: 7463

Pav Ramewal
Chief Executive Designate

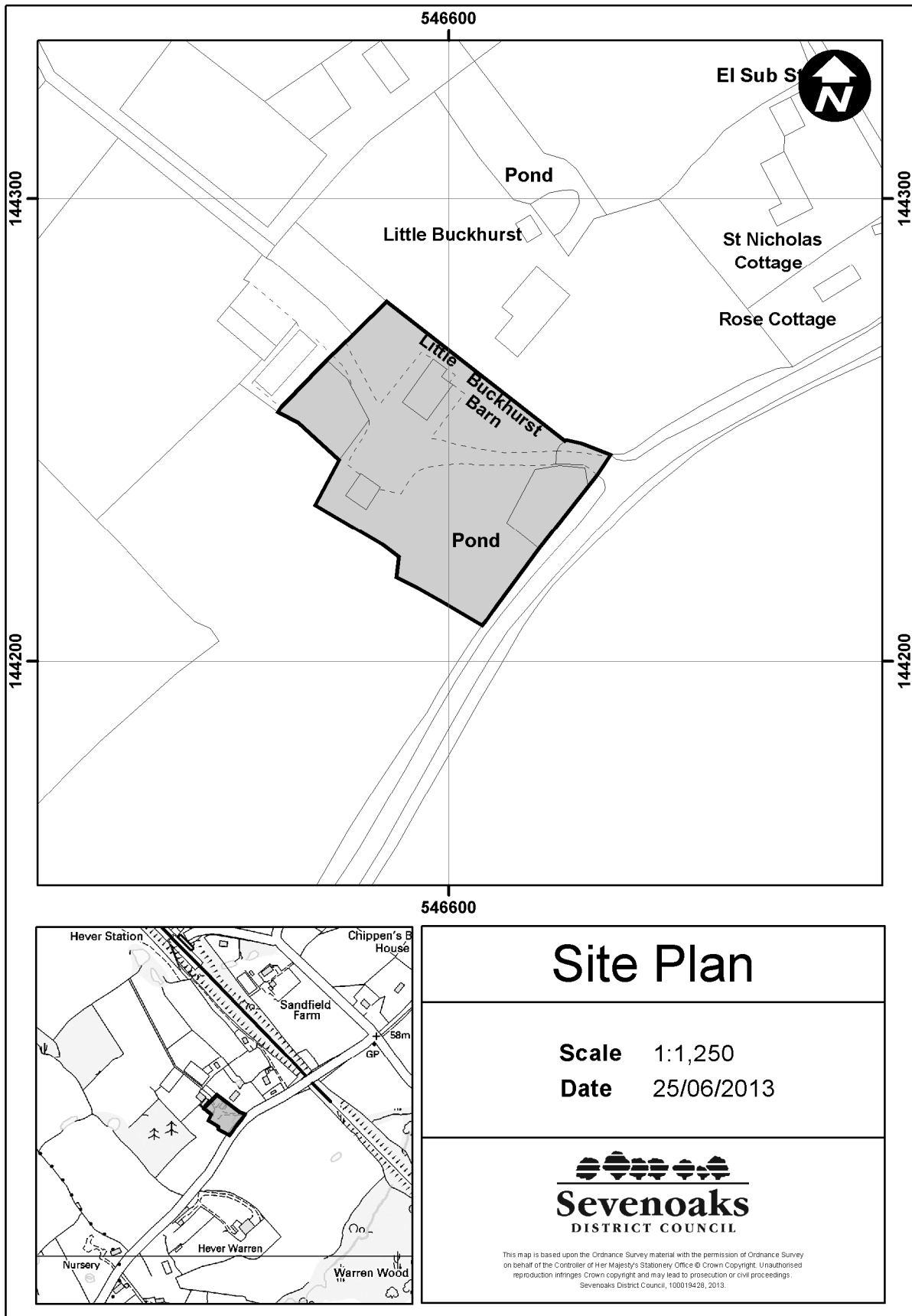
Agenda Item 4.7

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PROPOSED BLOCK PLAN

