

26 January 2017 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks
Despatched: 18.01.17



Development Control Committee

Membership:

Chairman, Cllr. Williamson; Vice-Chairman, Cllr. Thornton
Cllrs. Ball, Barnes, Bosley, Brown, Clark, Cooke, Edwards-Winsor, Gaywood, Hogg,
Horwood, Mrs. Hunter, Kitchener, Layland, Parkin, Purves, Reay and Miss. Stack

Agenda

	Pages
Apologies for Absence	
1. Minutes	(Pages 1 - 8)
To approve the minutes of the meeting of the Committee held on 5 January 2017, as a correct record.	
2. Declarations of Interest or Predetermination	
Including any interests not already registered	
3. Declarations of Lobbying	
4. Planning Applications - Chief Planning Officer's Report	
4.1 SE/16/03186/FUL - Watercrofts Wood, Old London Road, Badgers Mount, Kent	(Pages 9 - 28)
Proposed chapel, maintenance store, access, car parking and associated landscaping.	
4.2 SE/16/03310/HOUSE - St Thomas, Old London Road, Knockholt TN14 7LU	(Pages 29 - 44)
Demolition of garage and erection of a first floor rear extension. Alterations to front fenestration. Demolish part of the single storey lobby.	

EXEMPT INFORMATION

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.

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 227000 by 5pm on Monday, 23 January 2017.

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

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

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

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 5 January 2017 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Bosley, Clark, Edwards-Winser, Gaywood, Hogg, Horwood, Mrs. Hunter, Kitchener, Layland, Parkin, Reay, Miss. Stack and Thornton

Apologies for absence were received from Cllrs. Barnes, Brown, Cooke and Purves

Cllrs. Lowe and Piper were also present.

54. Minutes

Resolved: That the minutes of the Development Control Committee held on 8 December 2016 be approved and signed by the Chairman as a correct record.

55. Declarations of Interest or Predetermination

Councillor Edwards-Winser declared for Minute 60 - SE/16/02838/FUL that he was a local ward member but had not taken part in any Parish Council considerations.

For reasons of transparency, the Chairman declared for Minute 58 - Objection to Tree Preservation Order number 9 of 2016 located at Russell House School, Station Road, Otford TN14 5QU, that his estranged wife worked at Russell House School.

56. Declarations of Lobbying

There were none.

57. Ruling by the Chairman regarding Urgent Matters

In accordance with Section 100B (4) of the Local Government Act 1972, the Chairman advised the Committee he had agreed to accept an item as a matter of urgency. Application SE/16/03862/ADJ - Land Adjacent To Knockholt Railway Station, North Side, Sevenoaks Road, Halstead, Sevenoaks needed to be considered at the present meeting as the Council had received a request for comment by 6 January 2017 from the London Borough of Bromley. This item was considered at Minute Item 61.

CHANGE IN ORDER OF AGENDA ITEMS

With the Committee's agreement, the Chairman brought the Tree Preservation items forward for consideration.

Tree Preservations Orders

58. Objection to TPO 9/2016: Located at Russell House School, Station Road, Otford TN14 5QU

The Chairman advised that legal advice had been received that the report should be deferred to allow Officers to consider and respond in detail to late comments from Russell House School's solicitors. The Chairman therefore moved that consideration of the report be deferred to allow Officers time to consider the submission.

In response to a question the Team Manager (Development Control Planning) advised that due to committee timescales she anticipated it would return to the February meeting and that the tree would be protected in the meantime.

Resolved: That the report be deferred to allow Officers time to consider the submission.

59. Objection to TPO/ 8/2016: Located at Rose Cottage, 15 High Street, Shoreham TN14 7TB

The proposal was referred to Committee as objections had been received to the serving of TPO 8 of in response to a conservation area notification (16/02616) specifying the removal of three mature Birch trees located within the side garden of Rose Cottage, 15 High Street, Shoreham TN14 7TB.

Members asked questions of clarification from the Officer and Council's legal representative.

It was moved by the Chairman and duly seconded that the recommendations in the report, be agreed.

Resolved: That the Tree Preservation Order No 08 of 2016 be confirmed to continue to protect T1 with the amendment to remove tree numbers 2 and 3 from the order thereby allowing them to be felled.

(Cllr. Gaywood entered the Chamber during the debate of this item but did not take part in the debate or voting thereon.)

Reserved Planning Applications

The Committee considered the following planning applications:

60. SE/16/02838/FUL - Land Adj To 4 & 5 Mill Lane, Shoreham TN14 7TS

The proposal sought permission for removal of existing garage and outbuildings and the erection of a new 3 bedroom dwelling. The application had been referred to the Committee by Councillors Lowe and Edwards-Winsor on the basis that the Parish Council were of the view that the proposals would remove existing structures which detracted from the Conservation Area and the proposed dwelling would be more in-keeping with the surrounding area.

Members' attention was brought to the main agenda papers and the late observations sheet, which did not amend the recommendation. The Committee was addressed by the following speakers:

Against the Application: -
For the Application: Mr Sam Harling
Parish Representative: Parish Councillor Philip Dodd
Local Members: Councillor Michelle Lowe

Members asked questions of clarification from the speakers and Officers. It was clarified that the garage was owned by the applicant's grandfather who lived in Crown Road. It was noted that the existing flint wall would be retained. The Team Manager (Development Control Planning) advised she would speak to the Enforcement team about potential options for 5 Mill Lane, which was in a state of disrepair.

It was moved by the Chairman and duly seconded that the recommendations in the report to refuse planning permission, be agreed.

Members discussed access, car parking, and the sympathetic design. It was generally reasoned to be a balance between preserving or enhancing the area. The Council's legal representative advised that the lack of affordable houses for local people was not a material planning consideration.

The motion to refuse planning permission was put to the vote and it was lost.

The Team Manager (Development Control, Planning) advised that Members may wish to consider imposing appropriate conditions for the nature of the area.

It was therefore

Resolved: That

- a) planning permission be granted subject to conditions; and
- b) delegated authority be granted to the Chief Planning Officer to draw up the conditions in consultation with the Vice Chairman and local ward members.

61. SE/16/01316/FUL - 16 Bowers Road, Shoreham, Kent TN14 7SS

The proposal sought permission for construction of a four-bedroom detached new-build dwelling house. The application had been referred to the Committee by Councillor Lowe and Councillor Edwards-Winser to consider the impact of the development upon the Area of Outstanding Natural Beauty.

Members' attention was brought to the main agenda papers and the late observations sheet, which amended an error at paragraph 50 of the report but did not amend the recommendation. With reference to paragraph 50, page 29 of the report, it stated the number of bedrooms proposed was three which was a factual error and should have read four. The conclusions of the case officer under the Highways sub-section remained unchanged.

The Committee was addressed by the following speakers:

Against the Application: -
For the Application: David Challinor
Parish Representative: Parish Councillor Philip Dodd
Local Members: Councillor Michelle Lowe

Members asked questions of clarification from the Officers.

It was moved by the Chairman and duly seconded that the recommendations to approve the application in the report, be agreed.

Members discussed the application.

The motion was put to the vote and it was

Resolved: That planning permission be granted subject to the following conditions

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

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

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 152/SK001G, 152-SK002D

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

- 3) 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 dwelling hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the

approved materials. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 4) Notwithstanding the details shown on the hereby approved plans a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority prior to any superstructure works commencing on site. The landscaping scheme shall include the following details: a) soft plantings, including trees, grass and turf areas, shrub and herbaceous areas; their location, species (use of native species where possible) and size; b) enclosures: including types, dimensions and treatments of boundaries (including a more appropriate boundary treatment to the front of the approved dwellings), walls, fences, pedestrian and vehicular gates, screen walls, barriers, rails, retaining walls and location, species and size of hedges; c) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, unit paving, steps and if applicable synthetic surfaces; and d) any other landscaping feature(s) forming part of the scheme. All landscaping in accordance with the approved scheme shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

Pursuant to Section 197 of the Town and Country Planning Act 1990 and to preserve the appearance and character of the site and locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 5) No development shall take place until details shall be submitted in writing to and be approved by the Local Planning Authority of the existing and proposed ground levels including the proposed ground floor slab level. The scheme shall be carried out in accordance with the approved details.

To ensure a satisfactory appearance upon completion in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 6) No development shall take place until further details of the proposed green roof including construction method, species and maintenance regime have been shall submitted to and approved by the local planning authority. The green roof shall be implemented in full and maintained in accordance with the approved details.

Pursuant to Section 197 of the Town and Country Planning Act 1990 and to preserve the appearance and character of the site and locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 7) No development shall take place until a schedule of biodiversity enhancement that includes a plan showing their locations have been submitted to and approved by the Local Planning Authority and completed in full prior to the occupation of the new dwelling hereby approved. The scheme shall be implemented in accordance with the approved details.

To ensure that the proposed development will not have a harmful impact on protected species and habitats, and wider biodiversity, in accordance with Policy SP11 of the Core Strategy and guidance in National Planning Policy Framework 2012. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

- 8) Before the use or occupation of the development hereby permitted, the car parking shown on the approved drawing 152-SK001G shall be provided and shall be kept available for the parking of cars at all times.

In the interest of highway safety as supported by policies EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

- 9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking or re-enacting those Orders) no development falling within Classes A, B, C, D, E and F of Part 1 of Schedule 2 to the said Order shall be carried out.

In order to safeguard the residential amenities of existing and future occupiers of the development and surrounding properties in accordance with policy EN2 of the Sevenoaks Allocations and Development Management Plan.

Informative

- 1) The proposed development has been assessed and it is the Council's view that the CIL is payable. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.

62. SE/16/03862/ADJ - Land Adjacent To Knockholt Railway Station, North Side, Sevenoaks Road, Halstead, Sevenoaks

The proposal sought permission for change of use of land for siting of caravans for residential use for occupation by Gypsy Travellers with a amenity block, septic tank, hard standing, re-proofing of land and boundary fence (part retrospective). The application had been referred to the Committee as in the opinion of the Chief Planning Officer the application was sensitive in nature.

Members' attention was brought to the main agenda papers and the late observations sheet, which added an informative to the recommendation.

It was moved by the Chairman and duly seconded that the recommendations in the report, be agreed.

The motion was put to the vote and it was

Resolved: That the Council raise objection to the planning application.

The proposed development, by reason of its inappropriate access route from London/ Sevenoaks Road, would create a need for vehicles to reverse over the public footpath and onto the highway, causing harm to both highway and pedestrian safety.

Informative

Bromley Council are advised to review the impact of the proposed development and the increased use of the access track on the function and connectivity of designated Public Rights of Way.

THE MEETING WAS CONCLUDED AT 8.45 PM

CHAIRMAN

- 4.1 - SE/16/03186/FUL Revised expiry date 27 January 2017
- PROPOSAL: Proposed chapel, maintenance store, access, car parking and associated landscaping.
- LOCATION: Watercrofts Wood, Old London Road, Badgers Mount, Kent
- WARD(S): Halstead, Knockholt & Badgers Mount

ITEM FOR DECISION

The application is referred to Development Control Committee by Councillor Grint on the grounds that the proposals are considered to have a greater impact on the openness of the Green Belt than the approved scheme.

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 permission hereby granted shall only be exercised in conjunction with the permission for use of the land as a cemetery in accordance with SE/93/01575/FUL as amplified by SE/08/02894/LDCEX.

This permission is granted specifically in relation to the special circumstances surrounding the use of the site in this Green Belt location as supported by Government advice in the form of the National Planning Policy Framework.

3) No development shall be carried out on the land until full details of the materials, including the colour of any render finish, type of stone and any timber boarding, to be used in the construction of the external surface of the chapel hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials. The maintenance building shall not be constructed other than in accordance with the details indicated on drawing 3917_PL_07.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

4) Before any equipment, machinery or materials are brought on to the land for the purposes of the development, the means of protection for any retained tree as indicated on the Tree Protection Plan 55139-05 shall be undertaken in accordance with the details set out in the Landscape Planning Ltd. Arboricultural

Assessment Report. In this condition a "retained tree" means an existing tree which is to be retained in accordance with the plan referred to above. Also: A) The means of protection shall be maintained until all equipment, machinery and surplus materials have been removed from the land. B) Within a retained tree protected area, unless strictly in accordance with details set out in the report referred to above; -Levels shall not be raised or lowered in relation to the existing ground level; -No roots shall be cut, trenches cut, or soil removed; -No buildings, roads, or other engineering operations shall be constructed or carried out; -No fires shall be lit; -No vehicles shall be driven or parked over the area; -No materials or equipment shall be stored.

To prevent damage to the trees during the construction period and secure their retention afterwards as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

5) Notwithstanding any indication on the drawings to the contrary, no trees in the vicinity of the northern car park as omitted from the proposals as approved (specifically T6, T7, TG13 and TG10) shall be removed without the prior approval in writing of the Council. Furthermore, once development has begun to be carried out on the land no retained tree or hedging within the site as indicated on the approved Tree Protection Plan 55139-05 as being retained shall be cut down, up-rooted, topped, lopped or destroyed, nor shall any hedge within the site be cut down or grubbed out, without the prior approval in writing of the Council.

To safeguard the character the area supported by EN1 of the Sevenoaks Allocations and Development Management Plan.

6) No development shall commence until a landscaping scheme for the site based on the indicative landscaping proposals illustrated on drawing 3917_PL01 have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include the following details: a) trees and shrubs to be retained; b) soft plantings, grass and turf areas, trees, shrub and herbaceous areas; their location, species (use of native species where possible) and size; c) hard landscaping: including ground surfaces, kerbs, edges, ridge and flexible pavings, steps and if applicable synthetic surfaces; and d) any other landscaping feature(s) forming part of the scheme. e) incorporation of ecological enhancements as recommended in the Landscape Planning Ltd. Preliminary Ecological Appraisal. All landscaping and ecological enhancements in accordance with the approved scheme shall be completed/planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

To safeguard the visual appearance of the area and the ecological interests of the

site as supported by EN1 of the Sevenoaks Allocations and Development Management Plan and policy SP11 of the Council's Core Strategy. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

7) No development shall take place until details of a precautionary mitigation methodology regarding the impact on dormice and any timescale for implementation as necessary has been submitted to the District Planning Authority for approval in writing. Any necessary mitigation shall be undertaken in accordance with the approved details within the agreed timescale.

In the interests of the impact on protected species as supported by Government advice in the form of the National Planning Policy Framework, policy SP11 of the Council's Core Strategy. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

8) No development shall take place until an updated badger survey has been undertaken and any potential impact from the proposals considered. Details of the results of the survey and any proposed mitigation and timetable for implementation as necessary shall be submitted to the District Planning Authority for approval in writing. Any necessary mitigation shall be undertaken in accordance with the approved details within the agreed timescale.

In the interests of the impact on protected species as supported by Government advice in the form of the National Planning Policy Framework, policy SP11 of the Council's Core Strategy. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

9) No development shall take place until a "lighting design strategy for biodiversity" for the site has been submitted to and approved in writing by the local planning authority. The lighting strategy shall: a) Identify those areas/features on site that are particularly sensitive for badgers and bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory; b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory. No external lighting shall be installed on the building or within the site other than in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the approved details.

In the interests of the impact on protected species as supported by Government advice in the form of the National Planning Policy Framework, policy SP11 of the Council's Core Strategy. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

Agenda Item 4.1

10) No removal of hedgerows, trees or shrubs shall take place between 1st March and 31st August inclusive, unless in accordance with details which shall first have been submitted to and approved in writing by the District Planning Authority. Such details to include confirmation that no birds will be harmed and/or that there are protective measures in place to protect nesting birds.

In the interests of the ecology of the site as supported by Government advice in the form of the National Planning Policy Framework, policy SP11 of the Council's Core Strategy. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

11) Prior to the commencement of development, an invasive non-native species protocol shall be submitted to and approved by the local planning authority, detailing the containment, control and removal of Japanese knotweed on site. The measures shall be carried out strictly in accordance with the approved scheme.

In the interests of the ecology of the site as supported by Government advice in the form of the National Planning Policy Framework, policy SP11 of the Council's Core Strategy. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

12) No development shall commence until a Construction Management Plan providing details of parking for construction operatives, parking, unloading and turning space for delivery vehicles has been submitted to and approved by the District Planning Authority. The approved statement shall be adhered to throughout the construction period.

In the interests of convenient access and highway safety as supported by policies EN1 and T1 of the Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

13) The 2.4m by 120m sightline indicated on drawing 3917_PL_04 shall be provided and maintained in accordance with the approved drawing and there shall at no time be any obstructions over 1m above the carriageway within the splays.

In the interests of convenient access and highway safety as supported by policies EN1 and T1 of the Allocations and Development Management Plan.

14) Prior to occupation of the development details of the size, design and materials of the bin storage to the rear of the maintenance shed shall be submitted to the District Planning Authority for approval in writing.

To ensure the provision satisfactory design and appearance of the refuse stores as supported by policy EN1 of the Allocations and Development Management Plan.

15) The development hereby permitted shall incorporate measures to minimise the risk of crime. No development shall take place until details of such measures, according to the principles and physical security requirements of Crime Prevention through Environmental Design (CPTED) have been submitted to and approved in

writing by the Local Planning Authority. The approved measures shall be implemented before the development is occupied and thereafter retained.

In the interest of Security, Crime Prevention and Community Safety as supported by the National Planning Policy Framework and Policy EN1 of the Allocations and Development Management Plan. The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

16) For the avoidance of doubt the information to which this decision relates is as follows: Willow Planning Ltd. Planning Statement, DHA Architects Design and Access Statement, Landscape Planning Ltd. Preliminary Ecological Assessment and Arboricultural Assessment both dated September 2016 and Reptile Precautionary Method Statement dated November 2016 and drawing nos.: 3917_PL01J, 02N, 03, 04, 06J and 07D.

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

Informatives

1) It is the responsibility of the applicant to ensure, before the development hereby approved is commenced, that all necessary highway approvals and consents where required are obtained and that the limits of highway boundary are clearly established in order to avoid any enforcement action being taken by the Highway Authority.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the road. This is called 'highway land'. Some of this land is owned by The Kent County Council (KCC) whilst some are owned by third party owners. Irrespective of the ownership, this land may have 'highway rights' over the topsoil.

Information about how to clarify the highway boundary can be found at <http://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land>

The applicant must also ensure that the details shown on the approved plans agree in every aspect with those approved under such legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

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

Agenda Item 4.1

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:

- 1) The applicant was provided the opportunity to submit amendments to the scheme/address issues.
- 2) Was updated on the progress of the planning application.

Description of Proposal

- 1 This application proposes a new chapel and maintenance store on the flat parcel of land upon which there is already permission for a chapel, together with vehicular access, adjacent car parking and associated landscaping. The proposals would involve the removal of a small number of trees.
- 2 The proposed chapel would be sited roughly centrally within the open flat clearing. The main body of the building would be rectangular in form, orientated along a north-south axis. There would be a smaller projecting wing to the front (north-eastern corner) and extending centrally from the west elevation. The chapel would be of modern design, incorporating a mono-pitched sloping, sedum (natural green) roof containing several centrally located rooflights. The “wings” would be lower level, but of similar design. There would be a projecting canopy to the front (north) to provide a covered entrance. The interior would contain the chapel itself, together with entrance/waiting areas, toilets and an associated office.
- 3 Materials would comprise principally a plain white render finish with a small element of natural stone. Windows would be limited would comprise charcoal grey aluminium framed windows.
- 4 Also proposed to the south of the chapel is a relatively small “Woodmans” shed (total 35m² in area), which would comprise timber boarding under a dark red tile roof.
- 5 The existing driveway would also be extended to provide a narrow, looping, block paved, vehicular access to the front (north) of the proposed chapel. It is also proposed to extend the driveway to the south to provide a further grasscrete parking area for 36 vehicles, with grassed overflow area beyond.

Extensive new soft landscaping, including tree planting, is proposed adjacent to the entrance drive, parking areas and to the north-east of the entrance drive.

- 6 As originally submitted the application also sought to propose to provide a relatively small grasscrete overflow parking area for 14 vehicles to the north of the main access. However, the proposals have been amended to omit this element of the proposals.
- 7 The proposals originally sought the removal of 7 trees. However, as a result of the omission of the car parking area, the proposals seek only the removal of 1 grade B tree and a further 3 trees (classified as “U”) because of their poor condition, rather than by necessity. The planting of approximately 50 new trees is indicated on the proposed site plan, to be located largely to the east of the new chapel, and either side of the access road, with extensive planting the east of the access drive and north-east of the chapel.
- 8 The proposals also include the access drive, a low level brick wall set slightly back from the road frontage, with a low set of timber gates on entry into the site and a further set of more formal, 2m high black painted metal gates with brick piers set approximately 20m into the site.

Description of Site

- 9 The wider site is located to the north-east of Badgers Mount, with the boundary to the east formed by London Road and the boundary to the north-west formed by Watercroft Road. It occupies a relatively rural location.
- 10 The site as a whole has a total area of some 12 hectares, although this application site relates only to a small portion of the wider area (very approximately 0.7ha). The larger part of the site comprises dense ancient woodland (roughly western 2/3rds), the remaining portion to the south-east is more open though with some self-sown trees. It also has a wooded perimeter. The ancient woodland to the west is also subject to a Woodland Tree Preservation Order. The land generally rises steeply from south-east to north-west towards Watercroft Road. The site has access to London Road and Knockholt rail station is located approximately 750m to the north. To the south the site lies adjacent to open fields.
- 11 The site to which this application relates comprises the access drive, an area of land extending beyond to the west, a small area immediately to the northern side of the existing (hard core) drive and a larger, open area to the north-west. The latter comprises an existing flat area of cleared land, which is open but surrounded by established trees. This particular area is the same as that upon which a chapel has previously been approved. The access drive to the chapel has been formed, but not finished and is partly overgrown.

Constraints

- 12 Metropolitan Green Belt
- 13 Tree Preservation Orders/Area of Ancient Woodland
- 14 Biodiversity Opportunity Area

Agenda Item 4.1

Policies

Core Strategy (CS):

15 Policies - L01, L08, SP1, SP2, SP11

Allocations and Development Management Plan (ADMP):

16 Policies EN1, EN2, EN5, T1,

Other:

17 Sevenoaks Countryside Assessment

18 National Planning Policy (NPPF)

Planning History

19 93/01575/OUT: Erection of chapel and provision of car park with new vehicular access. Refused but ALLOWED at appeal 10.5.1995.

93/01576/FUL: Use of land as a cemetery with new vehicular access. Refused but ALLOWED at appeal 10.5.1995.

94/00377/OUT: Erection of crematorium, chapel and provision of car park together with ancillary facilities and new vehicular access. Refused 1.6.1994.

97/01988/REM: Details of siting, design and external appearance pursuant to Condition 1 of SE/93/01575. Refused but ALLOWED at appeal 28.10.1998.

97/02070/FUL: Erection of woodman's store and maintenance shed.

03/02138/FUL: Retention of permission for erection of woodman's storage/maintenance shed. Granted 5.12.2003.

03/02139/FUL: Erection of chapel & provision of car park and cesspool. Granted 5.12.2003.

08/02894/LDCEX: Lawful Development Certificate for existing use - to establish that planning permission 93/01576 (Use of land as cemetery with new access) was implemented. Granted 10.11.2009.

10/00079/FUL: Erection of a chapel and maintenance shed, car park and ancillary facilities. Granted 30.4.2010. (Details subsequently approved).

14/02003/FUL; Erection of chapel/crematorium, provision of ancillary car park and erection of a woodman's shed. Refused 10.6.15.

15/01235/LDCPR: Erection of entrance walls and timber gates (900mm-1000mm). Erection of separate entrance gates and piers no higher than 2000mm. Granted 10.6.15.

15/01244/LDCEX: To establish that planning permission SE/10/00079/FUL (Erection of a chapel and maintenance shed, car park and ancillary facilities. Refused but ALLOWED at appeal 9.5.16.

Consultations:

Parish / Town Council

- 20 “The Parish Council strongly objects to this planning application. The proposed development is within the Green Belt and in ancient woodland which is acknowledged by the applicant. It is noted that considerable damage has already been carried out on the site. Council has concerns that the area originally earmarked for the burials have already been extended
- 21 Any increase in floor space and bulk of the Chapel and parking facilities would have a detrimental impact on the green belt
- 22 Many of the trees have TPOs; there is a diversity of flora and fauna, and underground springs. The applicant has not provided any special circumstances which outweigh losing these important assets.
- 23 Policy L08 of the Core Strategy states that: the extent of the Green Belt should be maintained. The countryside should be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity of its landscape will be protected and enhanced where possible. This is also mentioned in the Kent Downs Area of Outstanding Natural Beauty Management Plan 2014 - 2019.
- 24 The Parish Council is also concerned that there will be a considerable increase of traffic movements on already busy roads.”

Council’s Arboricultural Officer:

- 25 “I do not have any objections to this proposal as it appears to show minor changes to what appears to have already been consented to. I have based these views upon the detail upon drawing number 3917_PL06 and the outline of the stated previously approved chapel drawings and as such assume this to be correct.
- 26 I also refer you to drawing number 3917_PL_02 which shows in the legend a blue line and a red line. The blue line is shown as being the use of a cemetery as the 1993 permission. This blue line is shown as being around the whole site. It is not my view that the whole site is to be used as a cemetery, please ensure that this is corrected as necessary. Should consent be given to this application I suggest that a landscaping condition be attached.”
- 27 *Officer comment: The blue line represents other land within the ownership of the applicant. It does not relate or confirm to the use of the land it encloses. However, it does enable the Council to attach conditions to the land identified.*

Agenda Item 4.1

SDC Environmental Heath:

28 I have no adverse comments or observations in respect of this application.

Kent Highways (In summary):

29 Note that the current application is a variation to the previously approved scheme, with amendments to the location of the parking and an increase of available spaces. There is unlikely to be any increase in traffic movements from the previously consented scheme. Therefore no objection is raised. Several conditions are suggested.

KCC Ecology (In summary):

30 The development is located within the ancient woodland and the applicant needs to demonstrate the development will not result in deterioration of the area of retained woodland.

31 With regard to the impact on reptiles, further information was requested addressing the area of reptile habitat which would be lost, along with the creation of compensatory habitat.

Woodland Trust (In summary):

32 Object on the basis of the loss and damage to the ancient semi-natural woodland. They are particularly concerned about the intensification of use of the site, noise and light pollution and impact on ecology.

Natural England (In summary):

33 No objection in terms of impact on statutory nature conservation sites. It is noted that the site is close to an Area of Outstanding Natural Beauty.

Environment Agency (In summary):

34 No objection.

Kent Police (In summary):

35 The design of the chapel should have regard to Crime Prevention Through Environmental Design and the Kent Design Initiative - Design For Crime Prevention document dated April 2013 and the developers attention is drawn to various documents and a condition is recommended.

Representations:

36 A letter has been received from a local resident objecting on the grounds of traffic generation and loss of trees and wildlife habitat.

Chief Planning Officer's Appraisal

Principle issues

- Principle of Development
- Impact on Green Belt
- Impact on Ancient Woodland
- Impact on landscape
- Impact on ecology
- Other matters

Background:

- 37 There are several applications listed above which are material consideration of significant weight in the consideration of the current application. There are several which relate to the use of the wider site as a cemetery, however, the present application does not relate to the whole site, only a portion within the centre. In summary, the most relevant applications to this one are as follows:
- 38 Planning permission was originally allowed at appeal for a chapel, car park and access and separately for use of land as a cemetery with new vehicular access in 1995 (Ref: SE/93/01575/OUT & SE/15/01576/FUL).
- 39 In 2009 a Lawful Development Certificate established the use of the (wider) site *including the creation of the access* (Ref: SE/08/02894/LDCEX).
- 40 Planning permission was then granted for the erection of a chapel, maintenance shed, car park and ancillary facilities in 2010 (Ref: SE/10/00079/FUL) with the relevant details subsequently discharged. In 2015 a Lawful Development Certificate was allowed at appeal confirming that this permission for the chapel (and works associated) had been lawfully implemented (Ref: SE/15/01244/LDCEX). In 2015 a Lawful Development Certificate was granted for the erection of walls, and 2 sets of entrance gates (Ref: SE.15/01235/LDCPR).
- 41 In summary, planning permission for a chapel, maintenance shed and parking has been implemented and whilst not complete (foundations of the maintenance building only), will remain extant. The vehicular access has the benefit of permission. This is already in situ, but without a finished surface. The details of the entrance walls, gates and piers now proposed are the same as those which benefit from a recent grant of a Lawful Development Certificate, which have already been largely constructed.
- 42 The above are material considerations which should be afforded significant weight in the determination of the current application. Essentially permission has already been granted for the proposals, but in a different format, particularly with regard to the chapel and associated parking. The present application essentially seeks to formalise the various elements relating to the chapel, maintenance store, car parking and access drove and entrance under a single permission.

Agenda Item 4.1

- 43 It is therefore necessary to consider the present proposals in light of the planning history. Thus the report below will intend to focus on the implications of the present proposals and consider whether they would be materially harmful when considered in light of the extant permissions.

Presumption in favour of sustainable development:

- 44 Para 14 of the NPPF confirms that the NPPF has a presumption in favour of sustainable development, and that development that accords with the development plan should be approved unless material considerations indicate otherwise. (See paras 11, 12, 13 of NPPF).
- 45 Para 14 of the NPPF (and footnote 9) also advises that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless there are specific policies in the NPPF that indicate that development should be restricted. This applies to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

Principle of Development in Green Belt and impact on openness:

- 46 Current Government advice, in the form of the National Planning Policy Framework, supports the protection of the Green Belts and seeks to restrict development.
- 47 Paragraph 79 of the NPPF states that “The fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.” Paragraph 89 states that a LPA should regard the construction of new buildings as inappropriate in Green Belt. However, exceptions to this include the provision of appropriate facilities for...cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it.
- 48 Setting the issue of the use of the wider site to one side, as that does not form part of the current application, the principle of the vehicular access, chapel, maintenance store and associated car parking within the Green Belt has been established. The entrance walls and gates are already largely constructed under permitted development and the vehicular access has the benefit of planning permission. In light of this, I consider a refusal of these elements of the proposals would be unsustainable.
- 49 The key consideration is whether the chapel, maintenance store and car parking arrangements now proposed would result in greater harm to the openness of the Green Belt than that approved.
- 50 The approved chapel is located slightly further to the south-east of the siting presently proposed. This places it slightly under the canopy of trees to the immediate east. As approved there is extensive parking to the north and west. This also extends beyond the existing clearing into the adjacent woodland. The footprint to the proposed chapel would largely overlap that approved, but be set more centrally within the existing clearing, further from the trees. The access point into the clearing would lie slightly further

south of that approved, which would also limit encroachment into the ancient woodland.

- 51 The approved chapel would have a floor area of approximately 220m². It takes the form of a traditional rectangular design with a main chapel and lower subservient entrance porch and stores to the front with offices, changing rooms and toilets to the rear. The building would have a main ridge level at 6.7m with the lower elements 5.7m to ridge, with a main eaves level estimated at just over 3m high.
- 52 The proposed chapel would have a floor area of approximately 246m², representing an increase in floor area of 11.8%. The design takes a much more contemporary approach with essentially the main bulk of building in a rectangular form with 2 smaller scale modest projections. Not including the 2 projections, the main body of the building would be of reduced depth and width compared to that approved. The main roof is designed as a continuous monopitch slope from the rear to front (south to north). Thus the height to the rear would be 6.3m, sloping down to an eaves level of 3.6m at the front. The “wings” would reflect a similar design approach, with a maximum height of just over 4m.
- 53 Though it is difficult to provide a clear comparison between the existing and proposed chapel in terms of overall bulk and volume, I do not consider the proposed building would be significantly larger than that approved.
- 54 Whilst the proposed building would have a different design form and footprint arrangement with the wings extending out from the main body of the building, which accounts for the increase in floorspace, the proposed height would be considerably lower. Indeed the peak of the proposed roof would be some 0.4m lower than the approved ridge level (6% lower) with the lowest point of the sloping roof some 3.1m lower than the approved ridge level (46% lower). In my view this would balance any modest increase in floorspace provided within the proposed “wings”. I note the proposals include a covered canopy entrance which would comprise a flat roof supported by columns. However, it would be entirely open to 3 sides. Thus, on balance, I do not consider this element would add significantly to the visual bulk or mass to the building. In summary, I consider the increase in floorspace above that already approved would be largely off-set by the reduced height of the proposed building. Consequently, I consider the overall impact of the proposed building would be comparable to the approved scheme in terms of the impact on the openness of the Green Belt.
- 55 As an aside, I am also mindful that in granting the original permission for a chapel on the site (at appeal) the Inspector concluded that such a facility was essential in connection with the use of the land and thus appropriate in the Green Belt. However, no limit appears to have been set on the total floorspace that was considered appropriate and I do not consider the 11.8% increase now proposed to represent a significant departure in floor area over that previously considered appropriate.
- 56 I consider the provision of a maintenance shed of the scale proposed to be appropriate in terms of meeting the requirements of maintaining the land and note that though its siting would be slightly different to that approved,

Agenda Item 4.1

the size of this modest, single storey, timber clad structure, would remain as approved.

- 57 The other issue is the provision of open car parking spaces in the form of an extension to the main entrance drive. In this regard the NPPF states that engineering operations are not inappropriate development provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. As the parking would be incidental to the use of the site which itself is considered appropriate, I consider the second test to be met. The key is whether the parking would preserve the openness of the Green Belt. In this regard they would take the form of open spaces located on a strip of grassland following the alignment of the power cables overhead. The parking spaces would not involve built development above the ground and would not in itself adversely impact the openness of the Green Belt. Furthermore, the use of this space would be a transient one. The parking area would be relatively limited in area, with the overflow beyond comprising a grass area. I therefore consider this element of the proposals to represent appropriate development.
- 58 In light of the above, in view of the particular circumstances, it is my conclusion that the proposals would not have a materially greater impact on the openness of the Green Belt than the extant scheme and would thus represent appropriate development within the Green Belt.

Layout and design and impact on character of area/landscape:

- 59 The NPPF at para 17 recognises that planning should take account of the character of different areas, recognise the countryside's intrinsic character and beauty and contribute to conserving and enhancing the natural environment.
- 60 Policy SP1 of the Core Strategy is clear that new development should be designed to a high quality and respond to the distinctive local character of the area in which it is situated. Outside settlements priority will be given to the protection of the countryside (Policy L08) and any distinctive features that contribute to the special character of the landscape and its biodiversity will be protected and enhanced where possible.
- 61 Policy L08 advises 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.
- 62 Policy EN5 of the ADMP relates to Landscape. The policy states that the highest level of protection shall be given to the protection of the landscape and scenic beauty in AONBs. Development proposals will be permitted where they conserve the landscape and secure enhancements.
- 63 Whilst developments should respond to local character and context, 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 initiate through unsubstantiated requirements to conform to certain development forms or styles."

- 64 The design approach taken for the chapel is clearly a contemporary one. However, the site is a very contained one which is extremely well screened from views outside its immediate context, let alone outside the site. The building would not be seen in the context of other buildings.
- 65 In my view, the proposed building would have only a very limited visual impact outside the confines of the site. The fact that the building would have a lower height than that approved would also be beneficial in this regard. Furthermore, the siting now proposed would have the advantage of securing the retention of more trees than extant scheme. Furthermore, considerable enhancement planting is proposed. In my view, the impact on the wider landscape would be very modest indeed.
- 66 Clearly the parking area would be more exposed, as it would be set on an area of relatively open grassland outside the clearing within which the building would be contained. However, the parking area would be set at ground level and finished in a grasscrete surface. This area is off-set from the access drive and views from the entrance and this area would not be readily visible from the street. From longer views across London Road from higher ground the site would be well screened by dense tree cover along the eastern boundary of the site. Again further enhancement planting is proposed to soften and screen this element of the proposals. In any event, it is likely that this element of the site would only be apparent when in use, which because of its transient nature would have only limited impact.
- 67 I therefore consider the proposals would have an acceptable impact in terms of design, layout and impact on the visual amenities of the locality and landscape in general.

Impact on trees/ancient woodland:

- 68 National Planning Policy Framework, paragraph 118, states that "planning permission should be refused for development resulting in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland, unless the need for, and benefits of, the development in that location clearly outweigh the loss."
- 69 This woodland is identified as Ancient Woodland which is woodland that has had a continuous woodland cover since at least 1600AD and has only been cleared for underwood or timber production. The importance of these woodlands is not just related to the trees themselves, but also that they have had a long time to acquire species and to form flora and fauna communities, and that their soils have remained largely undisturbed. As at 1994 it was estimated that approximately 10% of the county area was made up of both ancient and secondary woodland.
- 70 The woodland is also protected by a Tree Preservation Order.
- 71 As detailed above the NPPF recognises the importance of the countryside's differing intrinsic character and beauty and seeks to ensure that planning contributes to conserving and enhancing the natural environment. Policy SP11 seeks to ensure no net loss of biodiversity.

Agenda Item 4.1

- 72 The omission of the parking area to the north of the drive would limit further encroachment into the ancient woodland and associated loss of trees. The parking proposed on the grassland would not result in any loss of trees and is sited just outside the ancient woodland.
- 73 The present proposals would result in the direct loss of one Class B (Sweet Chestnut) tree and loss of 3 others because of their poor condition. The extant permission will result in the loss of some 15 trees (of varying sizes) including the Sweet Chestnut identified above. Whilst the loss of any healthy trees is undesirable, the present proposals would clearly have far less impact than that already approved. On this basis the Council's Arboricultural Officer supports the proposals. The proposed planting scheme indicates the provision of approximately 50 new trees.
- 74 In summary, the present proposals would have less impact on the adjacent woodland than the approved scheme and I consider this benefit to weight in favour of the proposals.

Ecology:

- 75 Section 11 of the NPPF relates to conserving and enhancing the natural environment and includes discussion relating to biodiversity. Paragraph 118 explains that the planning system should protect and enhance valued landscapes, minimise impacts on biodiversity and provide net gains in biodiversity where possible. When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity and if significant harm resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.
- 76 Policy SP11 seeks to conserve the biodiversity of the district and seek opportunities for enhancement to ensure no net loss of biodiversity.
- 77 The County Ecologist originally raised concerns to the impact on the ancient woodland as well as concerns relating to the impact on reptiles. However, following clarification and the submission of additional information a further response has been received stating that the reptile report alleviates any concerns they had with regard to the impact on reptiles and stating that taking into consideration the previous planning applications, they agree that the current plans will have less impact on the ancient woodland than that which already has permission.
- 78 With regard to the impact on badgers, although inactive at time of survey, a sett was identified that would be affected by the proposals. It is recommended that an updated survey along with any mitigation should be secured by condition. The site also provides suitable habitat for dormouse and it is suggested that a precautionary mitigation methodology be secured by condition. Furthermore, there is trees on site which have been highlighted as having a bat roost potential and thus all hedgerows and trees to be retained should be protected during construction in line with the submitted Arboricultural report. There should also be a "lighting design strategy for biodiversity" which should identify areas particularly sensitive for badgers and bats and show how any lighting will be controlled to protect

these species. Work should also take into account the need to protect breeding birds. Details should also be submitted detailed the control and removal of Japanese Knotweed on the site. There should also be ecological enhancements provided on site.

- 79 In light of the above, several conditions are recommended by the County Ecologist. I consider it would be reasonable to attach these in the event that permission were to be granted. In light of the above, I consider the proposals would benefit the ecology of the site and thus consider them acceptable in this regard.

Other issues

- 80 With regard to the impact on residential amenity, paragraph 17 of the NPPF identifies a set of core land use planning principles that should underpin decision making. One of these principles is that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings. Policy EN2 of the ADMP requires that any development should not have an adverse impact on the amenities of neighbours and also ensures a satisfactory environment for future occupants.
- 81 Policy T1 of the ADMP states that new developments will be required to mitigate any adverse travel impacts, including on congestions and safety, environmental impact, such as noise and tranquillity, pollution and impact on amenity and health.
- 82 The nearest neighbours in any direction are set approximately 200m from the application site and would be well screened by established foliage. Thus, the direct impact from the physical works would be very limited indeed.
- 83 Though the proposed use would have implications for traffic visiting the site, the proposals do not differ significantly from the approved use and consequently the Highway Authority consider there is unlikely to be any increase in traffic movements from the previously consented scheme.
- 84 In the circumstances, bearing in mind the authorised use of the site, I consider the impact on highway conditions and the related noise and disturbance to local residents because of traffic movements would not be materially different to that approved.

Conclusion

- 85 In light of the above, I consider the proposals represent appropriate development within the Green Belt. They also represent an acceptable layout and design. I consider the revised siting of the chapel building would be beneficial in terms of the impact on the ancient woodland and also related to this, the ecology of the site. Neither the proposed building or the parking areas would be harmful to the visual amenities of the locality or the landscape in general. Furthermore, bearing in mind the history of the site,

Agenda Item 4.1

the proposals would not have a significant impact on highway conditions or the amenities of neighbouring residents.

- 86 I therefore consider the proposals to be policy compliant and to represent an acceptable form of development.

Background Papers

Site and Block Plan

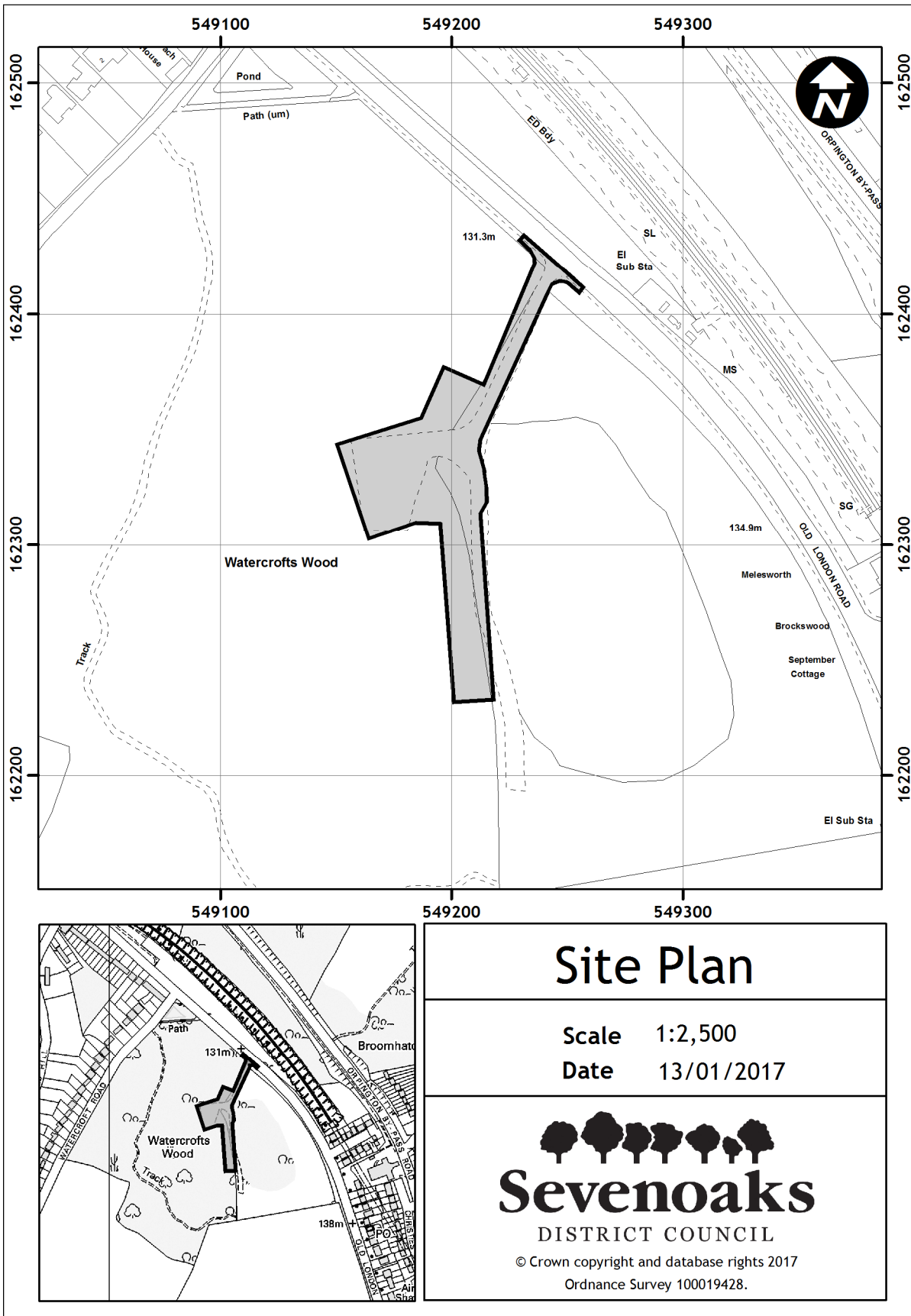
Contact Officer(s): Mr J Sperryn Extension: 7179

Richard Morris
Chief Planning Officer

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OFAXV0BKJFF00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OFAXV0BKJFF00>





4.2 - SE/16/03310/HOUSE Date expired 23 December 2016

PROPOSAL: Demolition of garage and erection of a first floor rear extension. Alterations to front fenestration. Demolish part of the single storey lobby.

LOCATION: St Thomas, Old London Road, Knockholt TN14 7LU

WARD(S): Halstead, Knockholt & Badgers Mount

ITEM FOR DECISION

Councillor Grint has referred this application to Development Control Committee as the percentage increase is way above the 50% increase allowed in the Green Belt.

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 application form.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

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

To prevent inappropriate development in the Green Belt as supported by GB1 of the Sevenoaks Allocations and Development Management Plan.

4) Prior to the commencement of development all outbuildings, including the rear half of the lobby and garage as detailed on drawing 2016/104, within the curtilage of the dwelling house shall be demolished, and all resultant materials shall be removed from the land.

To prevent inappropriate development in the Green Belt as supported by GB1 of the Sevenoaks Allocations and Development Management Plan.

5) The development hereby permitted shall be carried out in accordance with the following approved plans: 2016/104, Existing Garage, Side Elevations date

stamped 28/10/2016.

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

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:

- 1) Was updated on the progress of the planning application.

Description of Proposal

- 1 This proposal is a re-submission of application 16/01819/HOUSE which was previously refused. The current application differs in that it includes the demolition of part of a previous extension, and the garage.
- 2 The current applicant proposes a first floor rear extension; the overall depth of this extension would be 2.3m, and have an overall width of 7.25m. This would be inset from the West elevation boundary, associated with Bramble Cottage, by approximately 1.1m. A partial cat-slide roof would be installed between the proposed elevation and the elevation of Bramble Cottage.
- 3 Along the proposed Northern elevation, three windows would form the fenestration details associated with this extension. The proposed roof enclosing this extension would be approximately 5.3m in overall height, and would be constructed with a false pitch leading to a flat roof element. The proposed extension would be rendered to match the existing fabric of the dwelling, with matching roof tiles and windows and doors.

- 4 Additionally the applicant has proposed some alterations to fenestration detail. These would include the replacement of a ground floor centrally located window, along the principle elevation, with a front door and small adjacent window. These details would maintain the width of the original window at approximately 1.7m. The rear ground floor window would be infilled.
- 5 The applicant has proposed the demolition of the existing garage, and the part demolition of the existing lobby.

Description of Site

- 6 St Thomas is a semi-detached dwelling located to the North of Old London Road, the property was previously called Duredin, and pre-dates planning records.
- 7 The property is slightly set back from the road, and is partially screened by hedging along the front elevation of the dwelling. A gravel area is located to the front of the dwelling, for parking and small area of patio extends adjacent to the principle elevation. The properties external façade is comprised of white and green render, with primarily white fenestration details. To the rear both a wall and hedging separates the curtilage between St Thomas and Bramble Cottage. The property lies within the Metropolitan Green Belt, and outside of the built confines of Knockholt.

Constraints

- 8 Metropolitan Green Belt - GB
- 9 The site lies outside of the built confines of Knockholt.

Policies

Allocations and Development Management (ADMP):

- 10 Policies - GB1, EN1, EN2

Core Strategy (CS): SP1

- 11 Policy - SP1

Other:

- 12 National Planning Policy (NPPF)
- 13 Residential Extensions SPD
- 14 Development in the Green Belt SPD

Relevant Planning History

- 15 SW/5/71/251 - Extension to provide new lounge and store - GRANTED.
SE/75/00091/HIST - Construction of first floor bedroom extension at side - GRANTED.

Agenda Item 4.2

SE/77/00344/HIST - Extension to side of dwelling - GRANTED.

SE/91/00533/HIST - Erection of conservatory - GRANTED.

SE/16/01819/HOUSE - Erection of a first floor rear extension and alterations to front fenestration - REFUSED.

Consultations

Knockholt Parish Council -

- 16 *Objection - "Object - As no measurements have been supplied regarding the increase in size of this property over the years, KPC are unable to access whether the demolition of the garage and part of the single storey ensures this plan does not exceed the 50% increased". permitted".*

Representations

- 17 Neighbour notification letters were sent to two properties. Site notice displayed and press notification published. The statutory consultation period ended on the 11/12/2016. No written responses were received.

Chief Planning Officer's Appraisal

- 18 The main issues for consideration of this planning application are:

- Green Belt
- Design and appearance
- Impact on neighbouring amenity
- Highways and Parking

- 19 Of particular relevance to this application is the following guidance:

Presumption in favour of sustainable development

- 20 Para 14 of the NPPF confirms that the NPPF has a presumption in favour of sustainable development, and that development that accords with the development plan should be approved unless material considerations indicate otherwise. (See paras 11, 12, 13 of NPPF.)
- 21 Para 14 of the NPPF (and footnote 9) also advises that where the development plan is absent, silent or relevant policies are out of date, permission should be granted unless there are specific policies in the NPPF that indicate that development should be restricted. This applies to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

Green Belt

Green Belt considerations:

- 22 Having established that the site is within the Green Belt the Authority must consider both its own Development Plan Policy and edicts of the NPPF.
- 23 As set out in para 87 of the NPPF, where a proposal is inappropriate development in the Green Belt, it is by definition harmful and should not be approved except in very special circumstances.
- 24 Para 88 of the NPPF advises that LPAs should give substantial weight to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by other considerations.
- 25 Therefore, the harm in principle to the Green Belt remains even if there is no further harm to openness because of the development.
- 26 Openness is an essential characteristic of the Green Belt and is different from visual impact. Openness is about freedom from built form. Even if there is absence of harm to openness, there can be harm in principle to the Green Belt from inappropriate development.

Development plan policy summary:

Whether the proposal is appropriate or inappropriate development in the Green Belt:

- 27 The NPPF dictates that the extension or alteration of a building could be appropriate in the Green Belt if it does not result in disproportionate additions over and above the size of the original building. In this case as the increase in floor-space does not comply with the requirements of Policy GB1. Contrary to Policy GB1 of the ADMP/ the proposed form of development would be, by definition inappropriate development in the Green Belt, contrary to Policy GB1 of the ADMP.

Assessment against development plan policy:

- 28 Section 9, paragraph 87 of the NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved, except in very special circumstances.
- 29 Paragraph 89 of the NPPF however, does permit some development, such as an extension or alteration to a building, providing it is limited in nature and does not result in disproportionate additions over and above the size of the original building.
- 30 Policy GB1 of the ADMP and the Development in the Green Belt SPD states that proposals to extend existing dwellings within the Green Belt would be permitted if:

a) the development is lawful and permanent in nature and;

Agenda Item 4.2

b) the design is in keeping with the original form and appearance of the building and the proposed volume of the extension, taking into consideration any previous extensions, is proportional and subservient to the 'original' dwelling and does not materially harm the openness of the Green Belt through excessive scale, bulk or visual intrusion; and

If the proposal is considered acceptable when considered against criteria a) and b), the following criterion will then be assessed and must also be met for the proposal to be considered appropriate:

c) the applicant provides clear evidence that the total floorspace of the proposal, together with any previous extensions, alterations and outbuildings would not result in an increase of more than 50% above the floorspace of the 'original' dwelling (measured externally) including outbuildings within 5m of the existing building.

- 31 The Development in the Green Belt SPD establishes the council's definition of the 'original dwelling' as:

'Establishing what the Council deems to be the 'original dwelling' depends on when the property in question was first built and whether it pre-dates the modern planning system. In many cases the 'original dwelling' will refer to the floorspace of the dwelling when it was first constructed'.

'However for older homes constructed prior to July 1st 1948, the 'original dwelling' refers to the floorspace of the dwelling as it was on this date, when the Town and Country Planning Act was first introduced'.

Green Belt Assessment

- 32 The existing dwelling is lawful and permanent in nature. Previous applications have been made to the authority in relation to the extension of the dwelling, mainly in association with the East, side elevation of the dwelling. The first of which was in 1971 for a single storey extension to provide a lounge and store room, which was a flat roof addition to the East elevation.
- 33 In 1975, an application was submitted and granted for a first floor side extension, to provide an additional bedroom. This element was built above that of the 1971 single storey side extension. In 1977, an additional single storey element was constructed to create a lobby; located along the East elevation adjacent to the previous 1971 extension. It appears according to the previous application submissions that a porch and storeroom were both constructed, and demolished during this period.
- 34 In 1991, an application for the erection of a conservatory, to the rear Northern elevation of the dwelling was granted. It is also reasonable to assume, having consulted the planning plotting sheets and historic mapping, that the garage constitutes an addition from the original footprint of the dwelling. According to these sources, it appears the garage was constructed between 1987 and 1990. This garage is located within 5m of the dwelling, and therefore counts towards the Green Belt calculation.

35 Green Belt Calculations:

Original floor space	83.16 m ²
50% limit	41.58 m²
Previous extensions(s)	65.5025 m ²
Proposed Demolition	16.47 m ²
Proposed extension(s)	16.15 m ²
Total additional floorspace (existing extensions and proposed)	65.1825 m ²
Total percentage increase from original	78.38 %

36 The ‘original’ floor area of the building has been calculated as 83.16m². The latter extensions include the garage, conservatory, lobby, ground and first floor extensions, add 65.5m². Therefore, the existing property as it stands today already increases the site of the original dwelling by 78.77%. The proposed demolition will amount to 16.47m², with the proposed additional floor area amounting to 16.15m². This would represent a 78.38% increase on the ‘original’ footprint, and will decrease compared to the existing extensions to the property. Therefore, the proposal represents inappropriate development in the Green Belt. However, the proposal for this application indicates the demolition of both the garage, and part of the lobby, as a case of very special circumstances. This will be discussed in further detail towards the end of the report.

Impact on openness:

37 When considering the proposals impact on its own merits, without regard for the case of very special circumstances (the proposed demolition), the proposed first floor addition would represent a considerable increase in the three-dimensional bulk to the existing dwelling.

38 Taken on the proposed developments own merits, without consideration of any other circumstances (the proposed demolition), the proposed first floor addition would introduce further bulk to the existing dwelling. This addition would be located at first floor level, and protrude slightly from the East elevation. This, in combination with the partial proposed flat roof would add to the overall bulk of the dwelling. However, as the extension would be set within and above the existing built form; its impact on the open character of the Green Belt is limited.

Very special circumstances:

39 There has been a claim made of very special circumstances.

40 In this case, there are material considerations that may amount to or contribute to a case for very special circumstances.

Agenda Item 4.2

Design and Appearance

- 41 Policy SP1 of the Core Strategy states that all new development should be designed to a high quality and should respond to the character of the area in which it is situated. Policy EN1 of the ADMP states that the development should respond to the scale, height, materials and site coverage of the area and should respect the character of the site and surrounding area.
- 42 The Residential Extensions SPD suggests that the materials of new windows and doors should match those of the original house and that the scale and form of an extension should normally fit unobtrusively with the building and its setting.
- 43 These policies broadly conform with Paragraph 17 of the NPPF, which states that planning should take into account the varying roles and character of different areas. The above policies can therefore be afforded weight in the assessment of the proposal.
- 44 The proposed infilling of the rear window, formally associated with the storeroom would not be visible from the streetscene. It is considered, that the removal of the ground floor window on the front elevation, and replacement with a front door and small window, would pose a negligible harm to the street scene. This is due to the proposed front door and window maintenance of the width of the original window, the use of matching glazing bars, and the formation of the proposed re-placement window. These details would appear proportional to the existing windows located along the principle elevation of the dwelling.
- 45 The proposed demolition of the garage, given its partially dilapidated state, is considered to open up the area surrounding the dwelling, and therefore enhance the street scene. The Residential Extensions SPD advocates that outbuildings, and garages, should be subservient in scale, and should not be forward of the principle elevation of the dwelling. Currently, the garage sits in line with the properties principle elevation, at a slightly elevated level to the ground floor. The garage therefore represents a prominent built form along the street scene. It is considered its removal would respond to the SPD, lessening the impact of the built form in relation to the observable street scene.
- 46 The width and depth of the proposed addition at 2.3m, and 7.25m respectively, would represent an increase in the overall bulk to the dwelling. A gap of 1.1m would be left between the proposed extension and Bramble Cottage and the first floor element would meet the single storey elevation of St Thomas. This would not provide an appearance of deference to the existing built form. However, given the first floor, addition would be located to the rear, and the extension would maintain the building lines width, it would not be largely observable along the street scene. The use of matching materials, and the proportionality of the fenestration details would work to maintain the character of the property. Therefore, it is considered that the proposed works would have a negligible impact on the street scene.

- 47 The existing dwellings roof form is primarily pitched; the false pitch and partial flat roof element of the dwelling would represent a departure from this design. However, the roofline would be positioned lower than that of the existing ridgeline. This is supported by the Residential Extensions SPD, which recommends that proposed extensions should not exceed the original roof line to maintain an appearance of subservience.
- 48 It is therefore felt that the proposal would comply with Policy EN1 of the ADMP and the Residential Extensions SPD.

Amenity impact

- 49 Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development, while ensuring it would not result in excessive overlooking, visual intrusion, noise, vibration, odour, air pollution, vehicle movements, or a loss of privacy and light enjoyed by the occupiers of nearby properties.
- 50 The Residential Extensions SPD expands upon this and states that any extension should not cause a significant loss of light to neighbouring properties and to protect against overlooking, a sidewall facing a neighbour should not normally contain windows unless privacy can be retained.
- 51 These policies are consistent with Paragraph 17 of the NPPF, which states that planning should always seek to secure a good standard of amenity for all existing and future occupants.

Bramble Cottage

- 52 Bramble Cottage is located to the West of the application site and forms the other part of the semi-detached dwelling. The rear first floor elevation of Bramble Cottage currently protrudes that of St Thomas. The proposed works would still maintain a slight set back from the rear elevation of Bramble Cottage, and a gap between the properties elevations would be sustained, with a cat slide roof separating these first floor elevations.
- 53 A 45° test was conducted to assess if a detrimentally harmful loss of light would be experienced as a result of the proposed first floor extension, to neighbouring amenity. The test passed on floor plans, as the proposed first floor addition would be set back from the first floor elevation of Bramble cottage. While the fenestration details associated with Bramble Cottage were not indicated on the plans, the test appears to fail on elevation, albeit the extension is behind the neighbouring property. Failure of one aspect of the test is not indicative of loss of light. Indeed, due to the aforementioned set back and gap of 1m between the properties elevations, Bramble Cottages first floor would essentially create the effect of a parapet wall. Therefore, it is not considered that a detrimental loss of light would be experienced as a result of the proposed works.
- 54 The proposed fenestration details associated with the proposed works would not create additional windows along this elevation. Although the windows would be larger in nature, and forward of there original position, they would face in a Northerly direction. Therefore, it is not considered that these

Agenda Item 4.2

elements would result in an additional detrimental loss of privacy, or outlook.

Verington House

- 55 Verington is located to the East of St Thomas, in excess of 21m from the property, as a general rule this distance advocates that the neighbouring dwellings would not experience a worsening of living conditions as the result of development. Due to this distance, and the fact no additional fenestration details would be installed along this elevation, no loss of light, privacy or overlooking would be experienced as a result of the works to this dwelling.

Other dwellings and associated land

- 56 The proposed fenestration details located along the rear elevation, would not amount to additional windows, they would be of a larger nature, and moved forward from their original location. The ownership of the land located behind St Thomas cannot be identified, and there are no dwellings located to the rear of the application site. For these reasons, and the not inconsiderable vegetation that is located along the rear boundary, a detrimental loss of privacy, loss of light, or outlook would not be experienced as a result of the proposal.
- 57 The proposed alterations to the fenestration details on the front façade of the dwelling would not give rise to a loss of privacy or, affect neighbouring outlook. This is due to the maintenance of the width of the original window, to accommodate a front door and small adjoining window, and the existing vegetation along the Southern boundary.
- 58 It is therefore, considered that the proposed works would comply with policy EN2 of the ADMP.

Highways and Parking

- 59 Policy T2 of the ADMP states that vehicle parking provision should be made in accordance with the current Kent County Council (KCC) vehicle parking standards in Interim Guidance Note 3 to the Kent Design Guide. This states that properties with 3 bedrooms require 2 independently accessible parking spaces.
- 60 The proposed works would allow for the provision of an additional bedroom. This would increase the number of bedrooms associated with the dwelling from two to three. The available parking on site would provide sufficient space for two vehicles, even when considering the demolition of the garage. Therefore, it is considered the proposal would comply with policy T2 of the ADMP.

Assessment of any very special circumstances that may apply for this Green Belt proposal:

- 61 Para 88 of the NPPF states that when considering any planning application, LPAs should ensure that substantial weight is given to any harm to the Green Belt. Very special circumstances will not exist unless the potential harm to

the Green Belt by reason of inappropriateness and any other harm is clearly outweighed by any other considerations.

Possible very special circumstances:

62 These can be summarised as:

- Decrease in floor-space,
- Decrease in footprint - improvement of spacing,
- First floor bulk is acceptable given the unique circumstances.

63 In addition to the applicants very special circumstances conditions would be attached to the application to prevent further development. These would include:

- Condition to remove General Permitted Development Rights, for Classes A, B, C, D and E.
- Condition requiring the demolition of all outbuildings within the curtilage of the dwelling prior to the commencement of development.

64 As previously discussed, the proposed extension would create an additional bulk to the dwelling. However, the proposed first floor addition would act as a partial infill extension, to the dwelling. The location of the extension would be to the Northern/rear, elevation of the dwelling, and the overall height of the proposed roof would be lower than that of the existing. This would locate the additional bulk against the backdrop of the existing dwelling. The location of the extension would not therefore further restrict an open vista of the Green Belt.

65 The demolition of garage would however open up a developed area of the site, which can be observed prominently along the principle elevation of the dwelling.

66 The garage is located approximately 1m from the dwelling and represents a spread of bulk across the site. In comparison, the first floor addition would, given the demolition, act to reduce the footprint in terms of the ground that is covered. This as the first floor addition would be located above a pre-existing footprint, and the bulk of the addition would be confined to the existing built form. Therefore, the demolition of the garage is given significant weight when considering the case for very special circumstances, for the reasons given above.

67 The part demolition of the lobby would, however only be considered to provide moderate weight as a case of very special circumstance. This is due to the fact, that the demolition would reduce the bulk on site, and allow a decrease in the overall footprint of the dwelling. The location of the demolition would be to the rear of the lobby at ground floor level, which would not represent more harm than that represented by the first floor addition, which would be more prominent.

68 The part demolition of the lobby would result in a loss of bulk and floor-space from the existing dwelling. The proposed demolition and first floor addition would actually reduce the floor-space on site. As the dwelling

Agenda Item 4.2

currently exist the overall floor area is 148.66m², the proposal would represent 148.34 m². Therefore, the proposed works would decrease the built forms floor area by 0.32m².

- 69 In conjunction with the very special circumstances, permitted development rights classes A, B, C, D, and E would be removed. It would be considered reasonable to condition the application as such, to ensure that no further development would take place, which could further impact the open nature of the Green Belt. Indeed, this would appear reasonable given that the dwelling already exceeds the 50% limit. Further to this, the special circumstances rely upon the demolition of the garage, as the garage could potentially be re-constructed within the curtilage of the dwelling under class E. Removing the right to construct outbuildings would further protect the open character of the Green Belt.
- 70 Currently, the applicant would be entitled to carry out under their Permitted Development rights a number of construction projects. Therefore, the removal of the applicants PD rights would reduce the potential impact to the openness of the Green Belt, posed by the Permitted Development rights attached to the dwelling.
- 71 It would also be considered reasonable to condition the application to require that all outbuildings be demolished prior to the commencement of the works. This would prevent the applicant from constructing a garage or other outbuilding before the works commenced and the removal of PD rights came into force.

Conclusion on very special circumstances:

- 72 In reviewing the extent of harm and the potential very special circumstances, it is concluded that the very special circumstances, provide a case of significant weight. Therefore, the case put forward for the demolition of the garage, and partial demolition of the lobby, would clearly outweigh the harm posed by the proposed addition.

Community Infrastructure Levy

- 73 The Council adopted the Community Infrastructure Levy on 18 February 2014 and began charging on applications approved from the 4th August 2014.
- 74 The proposal is not CIL liable.

Conclusion

- 75 The proposed first floor extension and alterations to fenestrations would represent a negligible impact on the character of the street scene. Neither the proposed first floor addition, nor the alterations to fenestrations would present an opportunity for an additional harmful loss of light, outlook or privacy. It is also considered that sufficient parking exists on site. For the reasons above the proposed works are considered to comply with policies EN1, EN2 and T2 of the ADMP.

76 The proposed first floor addition is considered to represent a harmful impact to the open character of the Green Belt, and therefore does not comply with policy GB1. However, on balance, it is considered that the case of very special circumstances clearly outweighs the harm posed by the first floor addition.

77 It is recommended that permission is approved.

Background Papers

Site and Block Plans

Contact Officer(s): Emma Gore Extension: 7206

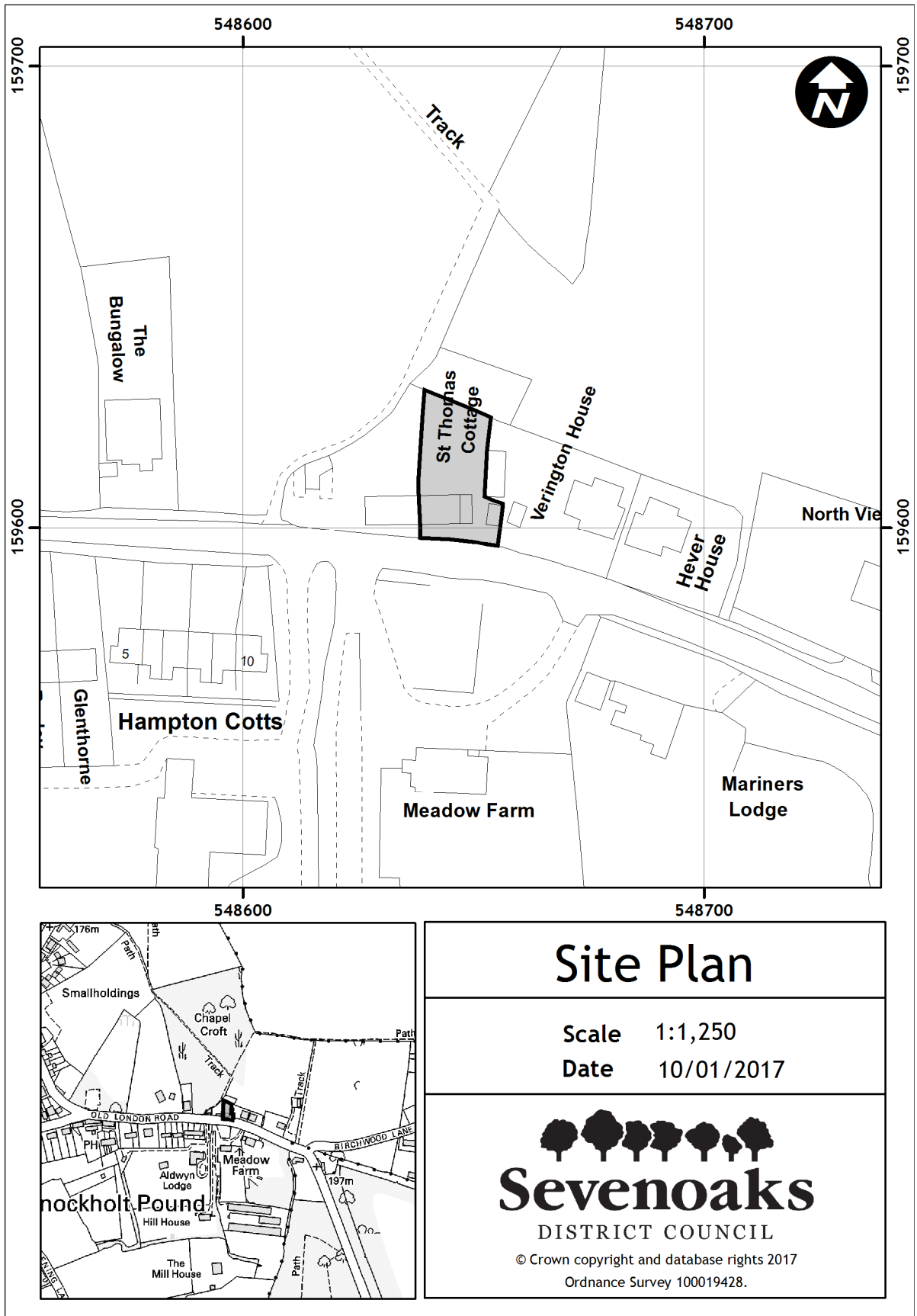
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OFR6Q4BK0L000>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OFR6Q4BK0L000>



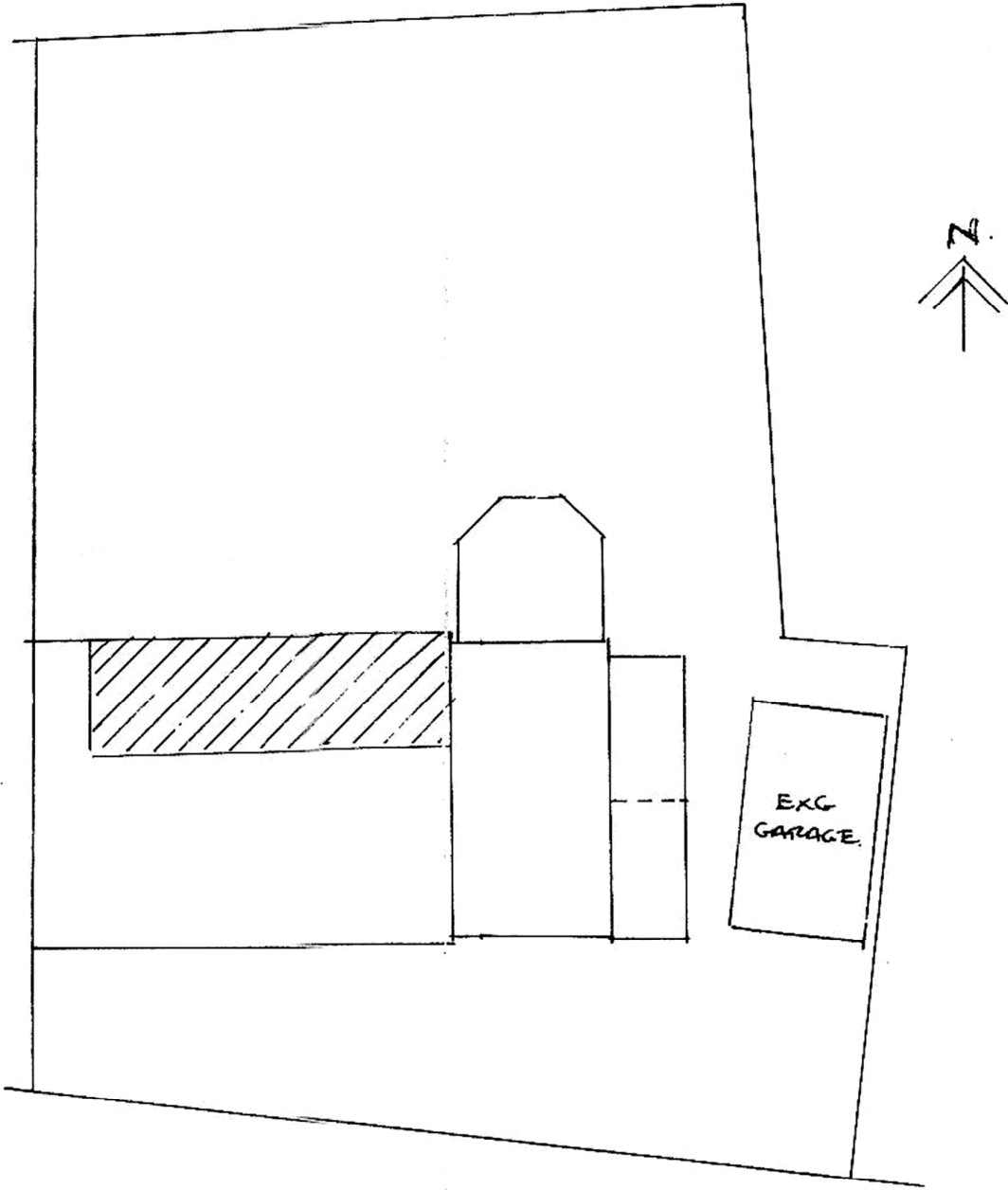
Site Plan

Scale 1:1,250
Date 10/01/2017

Sevenoaks
DISTRICT COUNCIL

© Crown copyright and database rights 2017
Ordnance Survey 100019428.

Block Plan



BLOCK PLAN

This page is intentionally left blank

Planning Application Information on Public Access - for applications coming to

DC Committee on Thursday 26 January 2017

Item 4.1 SE/16/03186/FUL Watercrofts Wood, Old London Road, Badgers Mount

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OFAXV0BKJFF00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OFAXV0BKJFF00>

Item 4.2 SE/16/03310/HOUSE St Thomas, Old London Road, Knockholt TN14 7LU

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OFR6Q4BK0L000>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OFR6Q4BK0L000>

This page is intentionally left blank