

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 28 September 2017 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Thornton (Vice Chairman)

Cllrs. Ball, Bosley, Brown, Clark, Edwards-Winsor, Gaywood, Hogg, Horwood, Mrs. Hunter, Kitchener, Layland, Parkin, Purves, Reay and Thornton

Apologies for absence were received from Cllrs. Barnes and Raikes

Cllrs. Coleman and Parson were also present.

36. Minutes

Resolved: That the minutes of the Committee held on 7 September 2017, be approved and signed by the Chairman as a correct record.

37. Declarations of Interest or Predetermination

There were none.

38. Declarations of Lobbying

Cllr. Purves declared that she had been lobbied in respect of Minutes 38 - SE/17/02136/HOUSE - 16 Prospect Road, Sevenoaks, Kent TN13 3UA but would remain open minded.

Reserved Planning Applications

The Committee considered the following planning applications:

39. SE/17/02136/HOUSE- 16 Prospect Road, Sevenoaks, Kent TN13 3UA

The proposal was for the construction of a rear dormer roof addition and changes to existing fenestration. The application had been referred to Committee by Cllr. Purves on the grounds that Members could consider the impact in a Conservation area and judge if the proposed dormer windows would present a dominant and oppressive effect on the neighbouring house at no.18, and if it would mean loss of sunlight to no.18 and the dwelling below to the house at the rear, 40 Cobden Road.

Development Control Committee - 28 September 2017

Members' attention was brought to the main agenda papers and late observation sheet which replaced condition 3 and amended the description of the proposal in paragraph 2 of the main agenda papers.

The Committee was addressed by the following speakers:

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| Against the Application: | Ben Colenso |
| For the Application: | Katy Cox |
| Parish Council: | Town Cllr. Waite |
| Local Member: | Cllr. Parson |

Members asked questions of clarification from the speakers and officers. In response to questions Members were advised that the dormers in neighbouring properties were a mixture of pre and post designation of the conservation area.

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

Members discussed whether the proposal would enhance and conserve the Conservation Area. Some concern was expressed that the dormer could give the appearance of a 4 storey house which was not in keeping with the surrounding area. Members noted that the late observations included a consultation response from the Conservation Officer who raised no objection to the proposals and discussed the neighbouring roads and properties which include a variety of styled dormer windows.

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: Proposed plans and Elevations drawing no. GB/KC/02 Rev B dated 05 July 2017.
For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans to comply with Policy EN1; of the Sevenoaks Allocations and Development Management Plan.
3. No development shall be carried out on the land until details of all roof materials and samples of the slate to be used in the construction of the external surfaces of the rear dormer hereby permitted, have been submitted to and approved in writing by the Council. The development shall not be carried out other than using the approved materials.

Development Control Committee - 28 September 2017

To secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy EN1; of the Sevenoaks Allocations and Development Management Plan.

4. No development shall be carried out on the land until samples of the doors and windows have been submitted to and approved in writing by the Council. The development shall be carried out in accordance with the approved samples. 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 secure a satisfactory appearance in the interests of the visual amenities and character of the locality in accordance with Policy EN4; of the Sevenoaks Allocations and Development Management Plan.

THE MEETING WAS CONCLUDED AT 7.48 PM

CHAIRMAN

