

01 June 2017 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks
Despatched: 22.05.17



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 Raikes

Agenda

There are no fire drills planned. If the fire alarm is activated, which is a continuous siren with a flashing red light, please leave the building immediately, following the fire exit signs.

	Pages
Apologies for Absence	
1. Minutes To approve the minutes of the meeting of the Committee held on 18 May 2017, as a correct record.	To Follow
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/17/00283/FUL - 23 College Road, Hextable, Kent BR8 7RH Proposed new 3 bedroom end of terrace house and minor works and alterations to rear extension to existing house	(Pages 1 - 14)
4.2 SE/16/03363/HOUSE - Little Oakwood, Ide Hill Road, Ide Hill, Kent TN14 6JY Demolition of existing garage, workshop and wood store, replacement with detached summerhouse/games room with associated hard landscaping	(Pages 15 - 30)

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 Tuesday 30 May 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.

4.1 - SE/17/00283/FUL Revised expiry date 2 June 2017

PROPOSAL: Proposed new 3 bedroom end of terrace house and minor works and alterations to rear extension to existing house.

LOCATION: 23 College Road, Hextable, Kent BR8 7RH

WARD(S): Hextable

ITEM FOR DECISION

Councillor Kitchener has referred the application to Development Control Committee on the grounds of the impact on the streetscene.

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

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

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

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

To ensure that the appearance of the development matches the existing dwellings as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

3) The access and parking spaces so shown on block plan BP1R date stamped 15 March 2017 shall be provided prior to the first occupation of the new dwelling hereby permitted and shall be retained as such at all times.

To ensure highways safety in accordance with Policy EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

4) The visibility splays of 2.0 metres x 2.0 metres, as shown on block plan BP1R date stamped 15 March 2017, with no obstructions over 0.6 metres above the footway level shall be provided before the first occupation of the new dwelling hereby permitted and shall be maintained as such at all times.

To ensure highways safety in accordance with Policy EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

5) 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 or 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 ensure any future development on the site maintains the character of the area and protects neighbouring amenity in accordance with Policy EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

6) No development shall take place until details of all boundary treatment, including any hedges, have been submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The approved scheme shall thereafter be retained.

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.

7) No development, including any works of demolition or preparation works prior to building operations, shall take place on site until a Construction Transport Management Plan has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall include details of: (a) parking for vehicles of site personnel, operatives and visitors (b) loading and unloading of plant and materials (c) storage of plant and materials used in constructing the development (d) programme of works (including measures for traffic management) (e) provision of boundary security hoarding behind any visibility zones (f) wheel washing facilities (g) measures to control the emissions of dust and dirt during construction (h) a scheme for the recycling/disposing of waste resulting from demolition and construction works (i) hours of operation.

To ensure that the development does not prejudice the free flow of traffic and conditions of safety on the highway or cause inconvenience to other highway users in accordance with Policy T1 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.

8) The development hereby permitted shall be carried out in accordance with the following approved plans: LP1 date stamped 31 January 2017, COL23/1C date stamped 10 February 2017 and BP1R date stamped 15 March 2017.

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 of any issues after the initial site visit.
- 2) Was updated on the progress of the planning application.

Description of proposal

- 1 The application forms two parts. The first proposes alterations to a single storey rear extension which has recently been constructed to the rear of the existing dwelling. The extension has a depth of 2.1 metres and would be altered from a flat roof and parapet to a mono-pitched roof with rooflights at a ridge height of 3.4 metres.
- 2 The second part of the application proposes the erection of an attached two storey 3 bed dwelling to the western flank of 23 College Road. The new dwelling would be similar in its layout to the existing dwelling and would have a depth of 9.45 metres and width of 5.5 metres, extending into the area of the existing side garden. It would feature a rear single storey element which would match and join up to the single storey rear extension to number 23.
- 3 Parking for the new dwelling has been proposed at the rear of the site, utilising the existing access with parking spaces for 2 vehicles as indicated on the submitted block plan. Parking for the existing dwelling would also be provided, but to the front of no.23, with space for 2 vehicles.

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- 4 The materials for the proposed new dwelling and rear extension have been proposed to match the existing facing walls, roof tiles and upvc windows and doors.

Description of site

- 5 The site currently comprises a large 3 bed semi-detached dwelling, situated on the southern side of College Road, within the built confines of Hextable. The site forms a corner plot, with Rollo Road extending to the south beyond the western boundary.
- 6 The site benefits from a large side garden, of a varying width of 7 to 8 metres. The side garden is currently occupied by a large garage outbuilding. There is an access to the rear of the garden with an area of hardstanding.

Constraints

- 7 Area of Archaeological Potential (to south of the site)

Policies

Allocations and Development Management ADMP:

- 8 Policies - EN1, EN2, T2

Sevenoaks Core Strategy:

- 9 Policies - SP1, SP2, L01, L07

Other:

- 10 National Planning Policy Framework (NPPF)

Planning history

- 11 90/00617/HIST - Erection of one dwelling house with parking and turning for one vehicle, one concrete garage, and new vehicular access OUTLINE - REFUSED

91/01754/HIST - Erection of a precast concrete garage and formation of new driveway - GRANTED

16/03133/FUL - Ground floor rear extension to 23 College Road and the construction of an attached double storey 3-bedroomed house to the side - Withdrawn - This application was WITHDRAWN due to concern regarding the level of parking provision proposed.

Consultations

First consultation:

- 12 *Hextable Parish Council* - Objection - The Parish Council objects as this would be overdevelopment, will add to the already congested parking issues on this road and the adjoining Rollo Road and would have a detrimental effect on the street scene.

Kent County Council (KCC) Highways -

- 13 The 2 independently accessible parking spaces for each dwelling is acceptable.
- 14 The pedestrian visibility splays are shown incorrectly on the Block Plan. The 2.0m x 2.0m x 0.6m splays should be drawn from the back of the footway on either side of each of the driveways i.e. from a point 2.0m along the edge of the driveway from the back of footway to a point 2.0m along the back of the footway from the edge of the driveway.
- 15 In order to achieve this, the location of the driveways may require adjusting.
- 16 Provided these splays are achieved I would raise no highways objection to the proposals, provided the following conditions are applied:
 - 1 - Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans prior to the use of the site commencing.
 - 2 - Provision and maintenance of 2.0 metres x 2.0 metres pedestrian visibility splays behind the footway on both sides of the access with no obstructions over 0.6m above footway level, prior to the use of the site commencing.

Second consultation:

- 17 *Hextable Parish Council* - Objection - The Parish Council objects as this would be overdevelopment, will add to the already congested parking issues on this road and the adjoining Rollo Road and would have a detrimental effect on the street scene.

KCC Highways - No objection:

- 18 I confirm that the revised details shown on drawing ref. 1965/BP 1 R is acceptable in terms of parking provision which complies with KCC Residential Parking Standards (IGN3) at 2 independently accessible spaces per dwelling, and the 2.0m x 2.0m pedestrian visibility splays.
- 19 Conditions should be provided as suggested in my previous response, applied to any consent granted.
- 20 Advise the applicant that they will require separate consent from KCC Highways for the works to amend/construct the vehicle crossings.

Representations

- 21 8 letters of objection have been received, mostly from local residents, with 1 letter providing comments. The representations have raised the following concerns:

Would it be in keeping?

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Totally out of character with the other properties - poorly designed

Parking a big issue - limited space on College and Rollo Road

Danger to highways safety - driveway location, congestion and pedestrians safety

Restrictions on other properties to stay 1 metre inside the property boundary - to prevent terrace effect - this application does not adhere to this

Would there be compensation for the building costs created by meeting the 1 metre restriction on other properties

Drainage concerns

Parking will still occur outside the property as more than 2 vehicles are likely to be needed

It is a developers project, not a village residents project

Being squeezed onto the plot

The construction vehicles will cause chaos along College and Rollo Road

The extension does not comply with the Residential Extensions SPD (*Officer Comment - the Residential Extensions SPD does not apply to new dwellings*)

How can a semi-detached house be turned into a terrace without the agreement of both owners of the semi-detached properties.

Chief Planning Officer's appraisal

Principal issues

Principle of development

- 22 Paragraph 53 of the NPPF states that "local planning authorities should consider setting out policies to resist the inappropriate development of rear gardens where this would cause harm to the local area". At a local level this is broadly consistent with policies LO7, SP1 and SP7 of the Core Strategy which permit small scale development that sympathises with the scale and nature of the village provided it does not compromise or harm the distinctive character of an area.
- 23 As discussed above, land within built up areas, such as residential gardens are excluded from the definition of previously developed land. While there is a focus on utilising previously developed land, Policy LO1 of the Core Strategy states that "development will be focused within the built confines of existing settlements". The site subject of this application is located within the built confines of an existing settlement, in an area where there are no site specific constraints and local services.

Therefore, it is considered that there is potential to develop the site subject to preserving the character of the area, neighbouring amenity and parking facilities. In addition to this, the proposal would provide additional housing for the district in a sustainable location, which supports the aspirations of the NPPF.

Design and Impact on Street Scene

- 24 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.
- 25 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.
- 26 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.
- 27 Paragraphs 60 and 61 of the NPPF states that planning policies and decisions should not attempt to impose architectural styles, and that although visual appearance of architecture is a very important factor, securing high quality and inclusive design goes beyond aesthetic considerations. It also states that decisions should address the connections between people and places and integrate new development into the built environment.
- 28 The proposed single storey rear extension to no.23 would not be highly visible from the streetscene due to its siting and would reflect similar rear extensions on neighbouring properties. The use of matching materials would also ensure it would not appear out of place against the existing dwelling. This part of the proposal would therefore comply with Policy SP1 of the Core Strategy and Policy EN1 of the ADMP.
- 29 The area does not have a distinctive pattern to its development beyond its linear nature. The properties to the south along Rollo Road comprise terraces and bungalows. The properties to the west predominately feature a long line of terraces. The properties on the northern side of College Road are a mixture of terraces, flats and semi-detached dwellings. The dwellings on the southern side of College Road, which the new dwelling would become a part of, are in the immediate area pairs of semi-detached dwellings, before becoming bungalows and then St Peter's Church becomes part of the streetscene to the north-east.
- 30 No.23 does have a relatively distinctive appearance with its neighbour no.21 and then forming three sets of semi-detached dwellings. There is a very linear nature to the development; however, the properties do not become immediately discernible as semi-detached until walking immediately past them due to their partially joined nature at ground floor on the front elevation with the porches and garages.

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- 31 The new dwelling has been designed to reflect these properties, with a matching eaves and ridge height and bay windows at ground and first floor. The new dwelling would alter the character of these semi-detached properties with regard to their layout and form. The proposal has been sympathetically designed. Other properties nearby are not distinctly discernible as separate when viewed from a distance and due to the varied nature of the streetscene as a whole, this design of the new dwelling will not harm the character of the existing streetscene.
- 32 It is acknowledged that the new dwelling would have a slightly uncomfortable siting on the corner plot, with a smaller amenity area. However, it would equate to 24 dwellings per hectare (dph) compared to the existing figure of 22dph for the set of semi-detached dwellings on this side of College Road. This is lower than the majority of the surrounding area, with the northern part of Rollo Road averaging at 29dph and the terraces immediately to the west averaging at 41dph. In addition to this, as there are no set standards within local policy for outside amenity space it is considered that the siting, while providing a small rear garden, would not be unreasonable in this instance.
- 33 While the new dwelling would reduce the gap between the existing dwelling and Rollo Road, this gap is not considered to be a significant feature of the streetscene as it is not repeated along the street, with most open areas being used for hardstanding and parking. In addition, the new dwelling would retain a gap of approximately 2.8 metres to the western boundary so it would not encroach unreasonably close to Rollo Road and would maintain separation from this and the start of the terraces to the west. It is noted that there would not be a gap between no.23 and the new dwelling. The 1 metre gap is guidance that relates to existing properties, rather than new dwellings as set out in the Residential Extensions SPD, thus does not apply to this proposal, where the assessment is based on the impact of the proposal on the character of the wider streetscene.
- 34 It is considered appropriate to remove permitted development rights for the new dwelling due to the confined nature of the site and to ensure that any future development does not unacceptably encroach further into the site. The new dwelling would therefore comply with the NPPF in this regard, integrating new development into the built environment while having regard to the character of the area.
- 35 Due to the above, while the new dwelling would have a noticeable appearance within the streetscene, it is not felt that this would be detrimentally harmful to the character of the area in this instance. Notwithstanding this, any approval would require further detail of the materials to be used to ensure the new dwelling would reflect those used in the properties in the immediate area in order to comply with Policy EN1 of the ADMP.

Neighbouring Amenity

- 36 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.

- 37 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 side wall facing a neighbour should not normally contain windows unless privacy can be retained.
- 38 In relation to the proposed rear extension to no.23, this would have a depth which would not extend beyond that of the adjacent no.21, thus would not result in a loss of light to this dwelling. The extension would not contain any side windows and although rooflights are proposed, these would be high enough in the roof so that there would not be harmful overlooking to no.21.
- 39 In regard to the new dwelling, this would have a depth to match that of no.23 at both ground and first floor. This would mean there would be no loss of light to the existing dwelling once the new dwelling is constructed. The rooflights in the single storey rear extension would also be high enough in the roof so that there would not be harmful overlooking to no.23. The new dwelling would provide a side window on the western elevation, yet this would be obscure glazed and would face Rollo Road rather than the private amenity area of a neighbouring dwelling. The proposal would provide two additional windows facing the north towards properties opposite College Road; however these would provide a view similar to the existing situation at no.23. In addition, the new dwelling would be at a distance of approximately 30 metres away to the nearest northern neighbour, Kardinya, thus would not result in a harmful impact on the privacy of neighbours to the north.
- 40 The proposed extension and new dwelling would therefore comply with Policy EN2 of the ADMP and the Residential Extensions SPD.

Highways and Parking

- 41 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 parking spaces in this suburban location.
- 42 There are current issues with parking and congestion on Rollo Road and College Road and it is essential that suitable off-street parking is required for any new dwelling in this location. The applicant has provided an updated block plan to show an amended parking layout to the rear of the property, utilising an existing access, with parking integrated into the rear garden area. This area of parking measures approximately 6.5 metres x 4.8 metres and provides a visibility splay to the pavement of 2 metres either side.
- 43 The parking provision for the existing dwelling would be located to the front of no.23 and 23A. It would comprise two spaces, measured at 4.8 metres x 4.8 metres with a visibility splay to the pavement of 2 metres either side.

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- 44 The KCC Highways Officer is satisfied with the amended parking arrangement as it provides the required 2 parking spaces per dwelling, with suitable visibility to cross the pavement and exit on to the road. This is providing these visibility splays are conditioned as part of any permission. They have stated that they have no objection to the proposal based on the parking arrangements proposed.
- 45 The proposal would not harmfully impact on highways safety, providing the visibility splays and parking spaces are maintained at all times, which would be conditioned on any permission.
- 46 It is also considered appropriate to include a construction management plan condition on any approval to ensure that the construction of the development would not harmfully impact on the highways if granted.

CIL

- 47 This proposal is CIL liable and there is no application for an exemption.

Other issues

Area of Archaeological Potential

- 48 The southern part of the site lies within an Area of Archaeological Potential. However the main development would be sited away from this area. Thus, it would not be reasonable to include any archaeological conditions on any approval as the works would not be located in this sensitive area.

Access issues

- 49 The access would be altered as part of this application in relation to the creation of a dropped kerb to the front of number 23. This has however been discussed above in detail within the parking and highways section.

Conclusion

- 50 The proposed rear extension to no.23 would be an appropriate addition which would not harm the character of the area or neighbouring amenity.
- 51 While the proposed new attached two storey dwelling would alter the appearance of this part of College Road, it is not felt that this would be detrimentally harmful to the character of the area in this instance as the area has a varied character with no set street pattern beyond its linear nature.
- 52 The proposed parking provision is considered to satisfactorily provide the required off-street parking spaces for both properties in line with the comments from KCC Highways and their Residential Parking Standards. This is subject to conditioning the visibility splays and parking spaces to be maintained at all times.

- 53 The proposal would therefore comply with Policies LO1, LO7 and SP1 of the Core Strategy, Policies EN1, EN2 and T2 of the ADMP and the NPPF.

Background papers

Site and block plan.

Contact Officer(s): Sarah Cottingham Extension: 7481

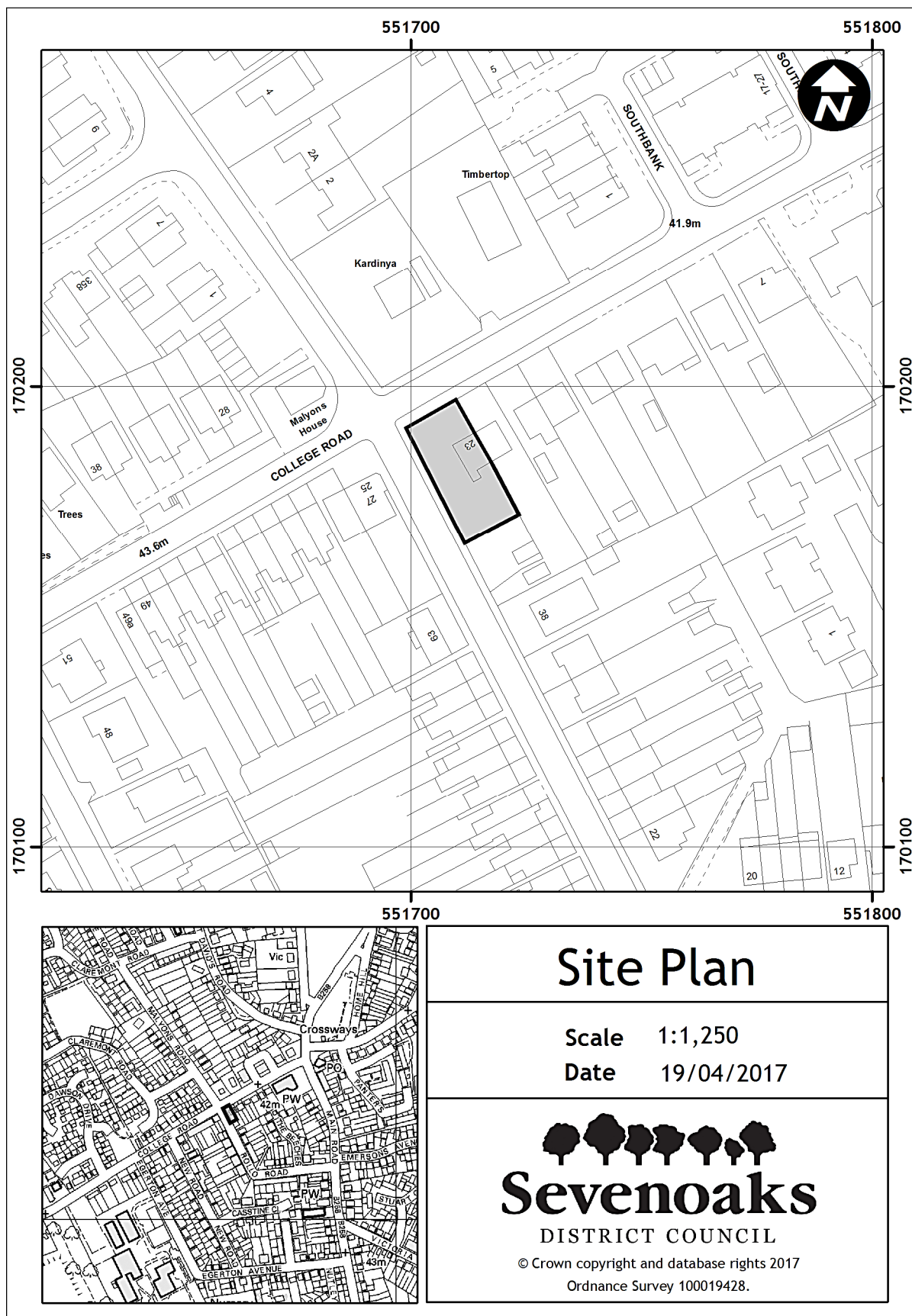
Richard Morris
Chief Planning Officer

Link to application details:

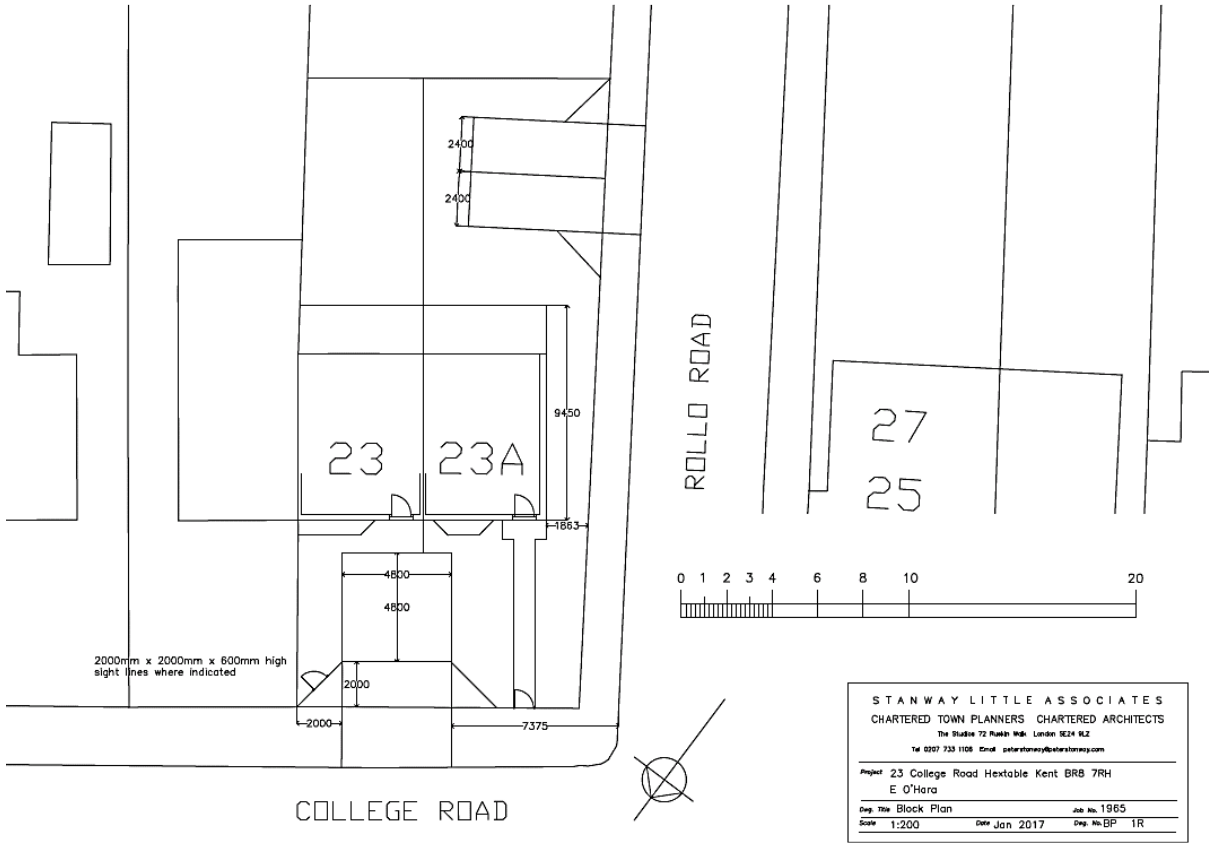
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OKNM0RBKKTH00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OKNM0RBKKTH00>



Block Plan



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4.2 - SE/16/03363/HOUSE Revised expiry date 2 June 2017

PROPOSAL: Demolition of existing garage, workshop and wood store, replacement with detached summerhouse/games room with associated hard landscaping

LOCATION: Little Oakwood, Ide Hill Road, Ide Hill, Kent TN14 6JY

WARD(S): Brasted, Chevening And Sundridge

ITEM FOR DECISION

This application has been referred to Development Control Committee by Councillor Piper as he considers that the proposal would incorporate a disproportionate sized building which would represent inappropriate development harmful to the openness of the Green Belt which would fail to conserve and enhance the Area of Outstanding Natural Beauty

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

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

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

2) The materials to be used in the construction of the development shall be those indicated on the approved plan 16001-05.

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..

3) No development shall take place until a scheme to promote biological diversity has been submitted and approved in writing by the local planning authority with a scheme of implementation. The development shall be carried out in accordance with the approved details and shall be maintained thereafter.

To promote biodiversity as supported by Policy EN1 of the ADMP and SP11 of Sevenoaks District 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.

4) No external lighting shall be installed on the land until such details have been submitted to and approved by the local planning authority. The installation of external lighting shall only be carried out in accordance with the approved details. 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 the maintenance of an appropriate landscape scheme in the interests of

the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

5) No development shall take place until full details, of hard landscape proposals around the garden room/games room, have been submitted to and approved in writing by the local planning authority. The approved hard landscape scheme shall be implemented prior to the use of the development hereby approved and thereafter retained.

To protect the amenity of the area and nearby residents as supported by policy EN1 and policy EN5 of the Sevenoaks Allocations and Development Management Plan.

6) The proposed games room shall be used ancillary to the main dwelling and for no other purpose.

To prevent overdevelopment of the land as supported by Policy EN1 of the Sevenoaks District Local Plan.

7) The proposed works to the summer house / games room shall be carried out in accordance to the tree and hedge protection strategy as set out within the submitted Arboricultural Method Statement dated 11th October 2016.

To prevent damage to the trees during the construction period as supported by Policy EN1 of the Sevenoaks District Local Plan.

8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development shall be carried out in relation to Schedule 2, Part 1, Class E of that order without prior planning permission from the Local Planning Authority.

As the removal of these structures contributes to the very special circumstances in this case that clearly outweigh the harm to the Green Belt and to mitigate further harm as supported by the National Planning Policy Framework and policy GB3 of Sevenoaks District Councils Allocations and Development Management Plan.

9) Prior to the commencement of development the buildings annotated 'Garage 2', 'Workshop' and 'Wood Store', identified on drawing 16001-02 dated 28-09-16 and any other buildings erected (whether in breach of condition 8 herein or otherwise) after the grant of this planning permission and prior to commencement of the development and including the detached summerhouse as granted through 16/00440/LDCPR, shall be demolished and all demolished items removed from the site.

In recognition of the very special circumstances of the case and to mitigate harm to the openness of the Green Belt as supported by the National Planning Policy Framework and policy GB3 of the Allocations and Development Management Plan.

10) No fences or other means of enclosure including hedges shall be erected or planted between the ancillary outbuilding and the house.

To protect the openness of the Green Belt by ensuring that the outbuilding remains ancillary to the dwellinghouse as supported by the National Planning Policy

Framework and policy GB3 of Sevenoaks District Councils Allocations and Development Management Plan.

11) The development hereby permitted shall be carried out in accordance with the following approved plans: 16001-04B, 16001-05.

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,
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- 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 Demolition of existing garage, workshop and wood store, replacement with detached summerhouse / games room with associated hard landscaping.
- 2 The existing garage and workshop are located adjacent to the road, north of the principal entrance to the site with the wood store located within woodland to the north of the house.

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- 3 The proposed summerhouse/games room would be L shaped with a flat roof rising to a height of 2.5m with the principal length extending north to south measuring 13.2m by 4.75m. The secondary arm extending to the west would measure 3.0m by 4.75m. The building would be timber clad with bi-folding doors and timber windows.
- 4 The proposed building would be located on the site of the garage and workshop that are to be demolished. A one metre high fence with a pedestrian access is proposed between the proposed outbuilding and the current garage access.

Description of site

- 5 Little Oakwood is a detached property set within large grounds that extend north to south on the western side of the B2042 with the land providing views to the west and south. Two public footpaths lie within close proximity to the property. One extends east from the B2042 lying opposite the properties garage that lies adjacent to the road and the second footpath extends west from the B2042, directly to the south of the properties curtilage.

Constraints

- 6 Adjacent Ancient Woodland
- 7 Area of Outstanding Natural Beauty
- 8 Metropolitan Green Belt

Policies

Sevenoaks District Council (SDC) Core Strategy

- 9 Policies - SP1, LO8, SP11

SDC Allocations and Development Management Plan

- 10 Policies - EN1, EN2, EN5, GB3

Other

- 11 National Planning Policy Framework (NPPF)
- 12 National Planning Policy Guidance
- 13 Appendix 2 of the ADMP: Residential Parking
- 14 Kent Downs Area of Outstanding Natural Beauty Landscape Design Handbook
- 15 Sevenoaks District Councils (SDC) Development in the Green Belt Supplementary Planning Document (SPD)

Relevant Planning History

- 16 14/02238/HOUSE Demolition of the existing double garage and replacement with double garage and additional bedroom above with three roof lights, demolition of existing garden room and erection of a rear and side extension, conversion of loft space into habitable rooms, installation of three velux windows and the introduction of a new retaining wall with extended hardstanding. REFUSE 21/11/2014.

14/03411/HOUSE Demolition of the existing double garage and replacement with double garage. Demolition of existing garden room and erection of a single storey rear and side extension. Conversion of loft space into habitable rooms, installation of three velux windows and alterations to fenestration on front and rear elevations. Introduction of a new retaining wall with extended hardstanding and addition of new entrance gates to improve security and access (Retrospective). REFUSE 23/12/2014.

15/01023/HOUSE Demolition of Conservatory and removal of two chimney stacks. Erection of a single storey rear and side extension. Conversion of loft space into habitable rooms, installation of three Velux windows and alterations to fenestration to front and rear elevations. Introduction of a new retaining wall with extended hardstanding and addition of new entrance gates to improve access. (Part retrospective). GRANT 15/06/2015.

15/02955/HOUSE Demolition of existing garage, erection of replacement garage and associated hard landscaping. GRANT 30/11/2015.

16/00440/LDCPR Erection of a detached summerhouse. GRANT 08/04/2016.

Consultation

SDC Arboriculturalist

- 17 - No objections to the proposal
- Prefer to see some foliage between the building and the highway (see condition 7)

Kent County Council (KCC) Ecology

- 18 - No need for a specific ecological survey
- Recommend a precautionary approach regarding biodiversity in terms of a survey (see condition 3).

Sundridge Parish Council

- 19 "Objection. The planning committee thoroughly considered the application for the demolition of the existing garage, workshop and wood store at this property and their replacement with a detached summerhouse and games room with associated hardstanding.

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- 20 It was proposed that the Parish Council makes a formal objection to this application on the following grounds:
- 21 The proposed development of the Games Room is out of keeping with the surrounding properties and more intrusive to the Green Belt and ANOB than the current building. It sits too close to the main road and too far away from the main house to successfully be used as a games room ancillary to the existing domestic accommodation. The overall size of the proposed development is disproportionate to the original house (para 6.1 Planning Statement) and exceeds the current policy to limit the size of outbuildings (para 6.7 Planning Statement). The proposed use of the proposed building appears to be ambiguous to its size and position within the curtilage of the property”.

Representations

- 22 Two letters were received objecting to the proposal in respect to the siting of the building, its size, the need for the building and its design. The proposal is seen to represent over development of the site, out of character with the Area of Outstanding Natural Beauty which would harm the openness of the Green Belt.

Chief Planning Officer's appraisal

Principal issues

- 23 The main issues for consideration are:
- The principle of development
 - Green Belt
 - Area of Outstanding Natural Beauty

Presumption in favour of sustainable development

- 24 Para 14 of the NPPF confirms that there is 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).

Green Belt considerations:

- 25 Having established that the site is within the Green Belt we must consider our Development Plan Policy and the NPPF.
- 26 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.
- 27 Para 88 of the NPPF advises that local planning authorities 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.

- 28 Therefore, the harm in principle to the Green Belt remains even if there is no further harm to openness because of the development.
- 29 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.

Area of Outstanding Natural Beauty (AONB):

- 30 The Countryside and Rights of Way Act 2000 states that we should conserve and enhance Areas of Outstanding Natural Beauty. Designating an Area of Outstanding Natural Beauty protects its distinctive character and natural beauty and can include human settlement and development.
- 31 The NPPF paragraph 115 states that great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty. The conservation of wildlife and cultural heritage are important considerations in all these areas, and should be given great weight in National Parks and the Broads.
- 32 There are therefore two considerations directly related to a site's AONB status when determining a planning application. Firstly does the application conserve the AONB and secondly, if it does conserve the AONB does it result in an enhancement. A failure to achieve both of these points will result in a conflict with the requirements of the Act.

Appraisal

Impact upon the Green Belt

- 33 Paragraph 89 of the National Planning Policy Framework states that a local planning authority should regard the construction of new buildings as inappropriate in Green Belt.
- 34 Exceptions to this amongst others are:

the replacement of a building, providing the new building is in the same use and not materially larger than the one it replaces.
- 35 Outbuildings, as in this case, located more than 5m from the existing dwelling will be permitted where the building, including the cumulative impact of other outbuildings and extension within the curtilage of the dwelling, would be ancillary to the main dwelling in terms of function and design and would not materially harm the openness of the Green Belt through excessive bulk or visual intrusion.
- 36 Our, Development in the Green Belt SPD states that outbuildings should be well designed in relation to the dwelling, compatible with the character of

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the area and designed and sited to minimise visual intrusion. In order to minimise the impact of outbuildings on the openness of the Green Belt, we will seek to restrict any outbuildings to a limit of 40sqm (measured externally).

- 37 The proposed summerhouse/games room lies approximately 20m from the dwelling house and accordingly it would be treated as an outbuilding. The proposal would incorporate an ancillary use to the dwellinghouse with a design compatible with other outbuildings within the locality.
- 38 The proposal incorporates the removal of three outbuildings on site with a collective floor area of 60sqm. The proposed outbuilding would have a floor area of 76sqm resulting in an increase in floor area of 16sqm.
- 39 Of the three buildings to be demolished the garage and workshop lie north of the main entrance, adjacent to the B2042, with the wood store located within the woods to the north of the site.
- 40 The proposed summerhouse/games room would be 2.5m tall with a flat roof and an eaves height of 2.1m. It would lie on the site of the garage and workshop to be demolished adjacent to the road, facing a public footpath which extends to the east of the B2042.
- 41 This compares with the garage and workshop which are 2.77m and 2.6m tall with eaves heights of 2.1m and 2.5m respectively. The workshop is screened by foliage extending adjacent to the road. The wood store has a floor area of 10.4m with a height of 2.3m and an eaves height of 1.5m.
- 42 Other than views from the existing access to the garage and views from the road of the southern aspect of the building, the proposed summerhouse / games room would be screened by existing foliage extending alongside the property's boundary, adjacent to the road. The proposal would be a similar height to the existing garage and as viewed from the road and adjacent public right of way would have a similar impact upon the street scene. The proposal would however increase the built form currently on site by 16sqm with an addition in bulk exceeding the 40sqm threshold for outbuildings as set out within our Development in the Green Belt SPD.
- 43 In consequence the proposal would represent inappropriate development within the Green Belt which would harm the openness of the Green Belt contrary to the NPPF and policy GB3 of the ADMP.
- 44 There has been a claim made of very special circumstances which will be considered later in this report.

Design, Impact on Street Scene and Impact upon the Area of Outstanding Natural Beauty

- 45 Policy EN5 of the ADMP states that the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials and

design will conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance.

- 46 Proposals that affect the landscape throughout the District will be permitted where they would:
- a) Conserve the character of the landscape, including the areas of tranquillity; and
 - b) Where feasible help secure enhancements in accordance with landscape actions in accordance with the Sevenoaks Countryside Assessment SPD.
- 47 Policy LO8, The Countryside and the Rural Economy states that the countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible. The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be conserved and enhanced.
- 48 Particular regard will be given to the condition and sensitivity of the landscape character and securing the recommended landscape actions in the proposed SPD to ensure that all development conserves and enhances local landscape character and that appropriate mitigation is provided where damage to local character cannot be avoided.
- 49 Policy EN1 of the ADMP amongst other issues states that proposals which would create high quality design and meet the following criteria will be permitted:
- The form of the proposed development would respond to the scale, height, materials and site coverage of the area;
 - The layout of the proposed development would respect the topography and character of the site and the surrounding area and sensitively incorporate natural features such as trees, hedges and ponds within the site;
 - The proposal would not result in the loss of buildings, open spaces or green infrastructure that would have an unacceptable impact on the character of the area;
 - The proposal would ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking and refuse facilities;
 - The proposal would incorporate within the design opportunities for increasing biodiversity potential, where possible, and retaining and enhancing Green Infrastructure features including sustainable drainage systems. Proposals that affect a site's existing biodiversity and Green Infrastructure should be designed in a way that avoids or mitigates any potential harm.
- 50 Ide Hill Road is characterised by detached properties set within large plots of land of which large outbuildings within the properties curtilage are not out of character with the area, for example Oakwood Lodge to the east and

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Cox's Fields to the north. The proposed development would replace three existing buildings located on site with a single building lying on the site of the garage and workshop to be demolished.

- 51 The proposed outbuilding is located on the eastern side of the site with mature trees to the north and west ensuring that there would not be views of the building from these directions or the footpath which extends westward.
- 52 The existing garage which would be demolished is visible along the B2042 and from the current access opposite the public right of way. The existing workshop located north of the garage is screened by the foliage extending along the eastern boundary of the site and the wood shed is located within the woodland to the north and is not visible from beyond the site.
- 53 The proposed outbuilding would be visible along the B2042 with the southern elevation of the proposed building being located in the same location as the existing garage. The height would be lower by 0.27m and through the westward arm of the proposed building being set back on site the built form visible from the road and the adjacent public right of way would be comparable to the existing garage. This would ensure that the proposal would have no greater harm than the existing outbuildings on site as viewed from beyond the property.
- 54 An arboricultural report has been submitted which shows that the existing foliage along the boundary with the B2042 could be retained in agreement with our Arboriculturalist.
- 55 Whilst the proposal would be larger than the three outbuildings to be demolished, the proposal also incorporates the abandonment of a Certificate of Lawful Development for a garden room. This garden room would lie adjacent to the western boundary of the property with a maximum height of 3.26m in an elevated location with the land to the west and south dropping away from Little Oakwood. A public right of way extends westward from the B2042 directly south of Little Oakwood's rear garden resulting in the garden room being clearly visible from this footpath and from within the wider landscape, harming the character of the Area of Outstanding Natural Beauty.
- 56 In comparison the proposal would result in the consolidation of built form on site which would have a similar visual impact as the existing garage as viewed from beyond the site with a reduction in floor area of 14sqm and would consequently conserve and enhance the Area of Outstanding Natural Beauty.
- 57 The proposed building through being located on the site of existing outbuildings, set back from the house would not impact upon the setting of the dwellinghouse.
- 58 Whilst the proposal would result in the loss of a garage the property incorporates a second garage accessible from the property's main access which provides parking for two cars with additional parking available on the drive.

- 59 Conditions can be imposed in respect to landscaping, lighting and to ensure that the Arboricultural strategies proposed are implemented ensuring that the street scene and Area of Outstanding Natural Beauty are protected. In addition a condition can be imposed in respect to enhancing biodiversity on site.
- 60 In consequence, the proposed outbuilding would incorporate an appropriate design which would not have a detrimental impact upon the street scene and would conserve and enhance the Area of Outstanding Natural Beauty meeting the requirements of the NPPF, policy LO8 of the Core Strategy and policies EN1 and EN5 of the ADMP.

Impact upon local amenities

- 61 Policy EN2 of the ADMP states that proposals will be permitted where they would provide adequate residential amenities for existing and future occupiers of the development and would safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not result in excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion and where the built form would not result in an unacceptable loss of privacy, or light enjoyed by the occupiers of nearby properties.
- 62 The proposed outbuilding would be largely screened by vegetation lying between the outbuilding and the road. The proposal would incorporate a door and window opening onto the existing access adjacent to the road and a window facing south overlooking the properties principal access. The other fenestration on the building would face into the properties garden.
- 63 The nearest adjacent property is Oakwood Cottage located approximately 50m to the south east screened by mature trees and hedges ensuring that this property would not be harmed by the proposed development. The access to the existing garage is set just below the public right of way lying opposite the site with a gate across this access ensuring that it can not be used for parking.
- 64 In consequence would not have a detrimental impact upon local amenities and would meet the requirements of the NPPF and policy EN2 of the ADMP and.

Impact upon Public Right of Way

- 65 A public right of way exists opposite the proposed outbuilding to the north of the house running from the road to the east with a second right of way extending to the south of the properties curtilage, from the road running west. Neither of these rights of ways would be directly affected by the proposed works.

Impact upon Ancient Woodland

- 66 An area of Ancient Woodland to the north-west bounds the site however this is located approximately 40m from the proposed works at which distance the proposal would not impact upon the woodland.

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Community Infrastructure Levy:

- 67 With regard to Community Infrastructure Levy (CIL) liability, as set out in the CIL Regulations, this development is creating floor area of less than 100m² internally. Accordingly, this residential development is not CIL liable.

Impact upon Ecology

- 68 Policy SP11 of our Core Strategy states that the biodiversity of the District will be conserved and opportunities sought for enhancement to ensure no net loss of biodiversity.
- 69 In this particular case there maybe an opportunity to enhance the biodiversity opportunities offered by the site. We have suggested a condition to cover this aspect.
- 70 In consequence of this the proposal would meet the needs of the NPPF and policy SP11 of the ADMP.

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

- 71 Para 88 of the NPPF states that when considering any planning application, Local Planning Authorities 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.
- 72 The very special circumstances advocated can be summarised as:
- Reduction in built form on site
 - Consolidation of the built form
 - Reduction in the visual impact of development
 - Ability to remove permitted development rights.

Assessment of very special circumstances:

- 73 The harm in this case has been identified as:
- The harm in principle from inappropriate development in the Green Belt, which must be given significant weight;
 - The harm to the openness of the Green Belt which is also given significant weight.
- 74 A Lawful Development Certificate SE/16/00440/LDCPR has been granted for a detached summerhouse with a floor area of 30.10sqm located adjacent to the western boundary to the rear of the dwellinghouse.
- 75 The case being advocated is that the combined floor space of the existing garage, workshop and shed would measure 60.0sqm. In addition the proposal would incorporate abandoning the Grant of Certificate of Lawfulness relating to SE/16/00440/LDCPR which incorporates an additional 30.10msq. In total this would result in an overall floor area of 90.10msq.

- 76 The proposed outbuilding would measure 76.0sqm which would result in a reduction in floor area of 14.10sqm representing a 15.6% reduction in floor area.
- 77 In comparing the heights of the proposed summerhouse and existing outbuildings with the building under consideration:

	Summerhouse	Garage	Workshop	Wood Store	Proposed Outbuilding
Eaves	2.1	2.1	2.5	1.5	2.1
Total Height	3.2	2.77	2.6	2.3	2.5
Floor Area m²	30.10	25.30	24.20	10.40	76.00

- 78 The existing buildings and the summerhouse granted through the Lawful Development Certificate would possess a similar height to the proposed outbuilding whilst incorporating a reduction in floor area and bulk.
- 79 Of the three buildings on site, the garage and workshop are located adjacent to the eastern boundary with the garage clearly visible from the road and from the access to the B2042. The shed is located to the north of the site within woodland.
- 80 The proposed summerhouse which could be constructed through permitted development rights would be located adjacent to the western boundary to the rear of the house with the land to the south and west dropping away from the site. A public footpath extends from Ide Hill Road in a south westerly direction which would provide views of the proposed summerhouse impacting detrimentally upon the Area of Outstanding Natural Beauty.
- 81 The impact of this can be viewed through an outbuilding at Hendon Lodge directly to the south of Little Oakwood which was recently erected through permitted development rights and is clearly visible from the footpath.
- 82 In considering the proposal, consideration is required as to the probability that the summerhouse granted through the Certificate of Lawfulness would be built if this application were to be refused. Whilst smaller in scale than the proposed development this summerhouse located within the rear garden would incorporate the same use as the proposed outbuilding with views across the wider landscape and in consequence it is probable that this building would be erected.
- 83 In comparison the proposal under consideration would consolidate the bulk of the development onto the site of the existing garage and workshop, adjacent to the eastern boundary. This would minimise the spread of built development on site resulting in a reduction in built form whilst conserving and enhancing the Area of Outstanding Natural Beauty.
- 84 A condition can be imposed to ensure that the buildings that the applicant is proposing to be demolished, as identified on plan 16001-02 and any other

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buildings erected after the grant of this planning permission and prior to the implementation of the development, including the summerhouse if erected, shall be demolished and all demolished items removed from the site prior to the commencement of the development.

- 85 The reduction in bulk, the siting of the proposal which would conserve and enhance the Area of Outstanding Natural Beauty and the removal of permitted development rights would carry substantial weight.

Conclusion on very special circumstances:

- 86 In reviewing the extent of harm and the potential very special circumstances, it is concluded that the harm to the Green Belt through the proposed development representing inappropriate development and exceeding 40 sqm would be outweighed by the reduction in bulk, the removal of permitted development rights restricting future outbuildings being built on site and conserving and enhancing the Area of Outstanding Natural Beauty.

Conclusion

- 87 The proposal would incorporate an appropriate design which would not have a detrimental impact upon local amenities, would not impact detrimentally upon the adjacent Ancient Woodland or the adjacent public rights of way and would preserve and enhance the Area of Outstanding Natural Beauty. The very special circumstances through the reduction in bulk, removal of permitted development rights for future outbuildings whilst conserving and enhancing the Area of Outstanding Natural Beauty clearly would outweigh the harm to the Green Belt

Recommendation - Grant Planning Permission subject to Conditions

Background Papers

Site and Block plans

Contact Officer(s): Guy Martin Extension: 7351

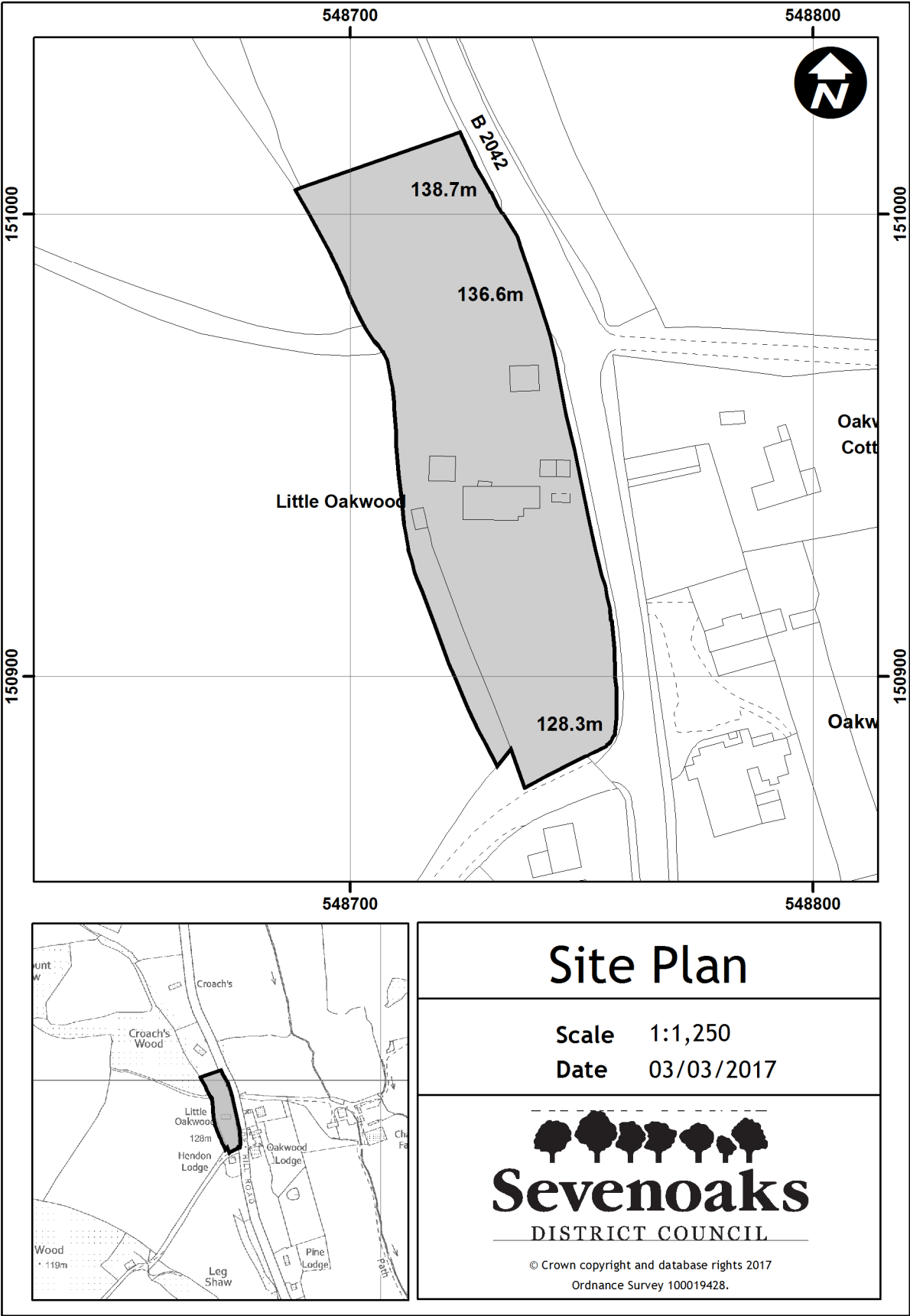
Richard Morris
Chief Planning Officer

Link to application details:

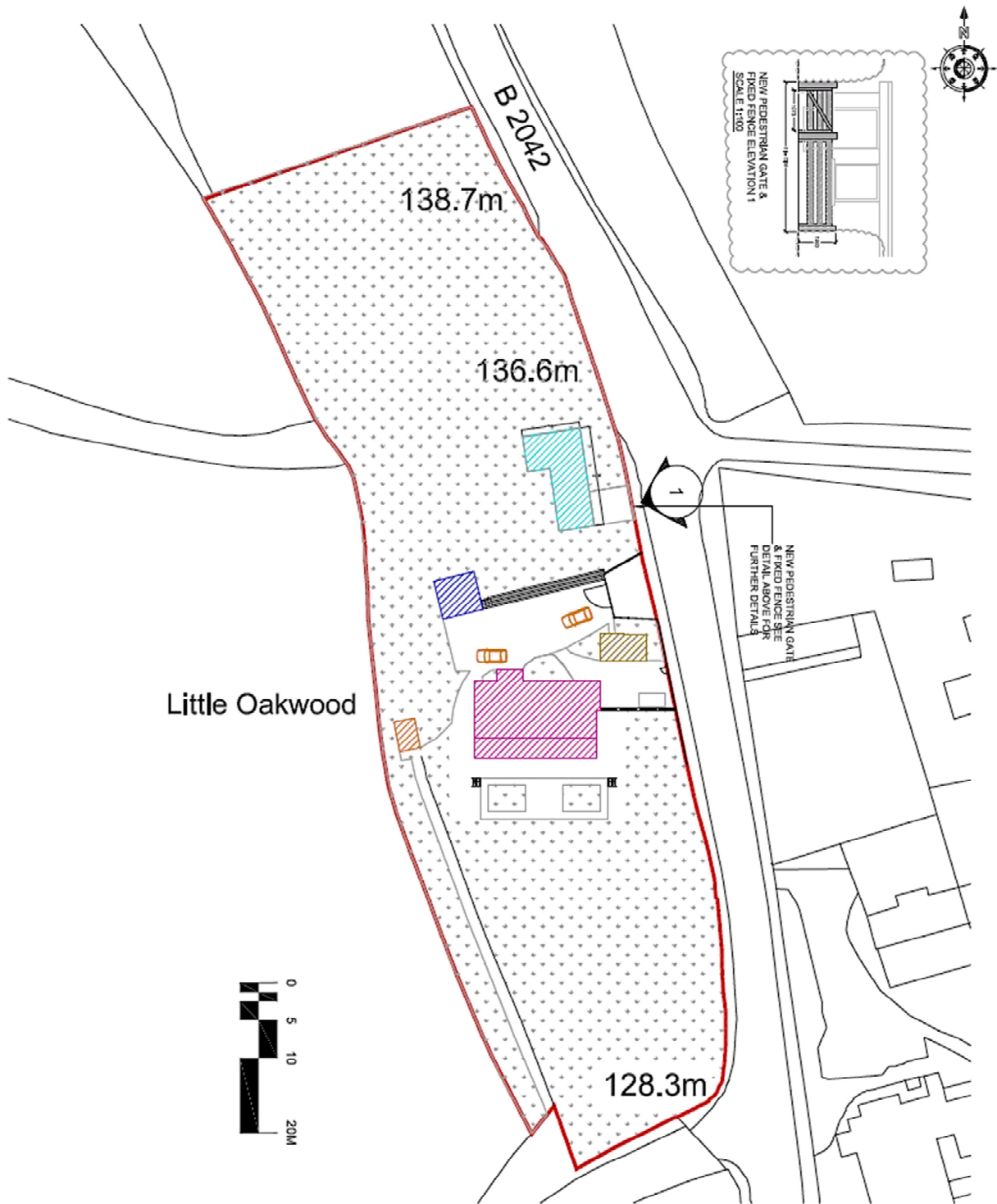
<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OG0Y01BKJPZ00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OG0Y01BKJPZ00>



Block Plan as proposed



NOTES:	
1.	ALL DIMENSIONS ARE IN MILLIMETERS UNLESS STATED OTHERWISE.
2.	THE CONTRACTOR IS TO CHECK SEAMING AND TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS.
3.	ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT BUILDING REGULATIONS AND ALL ASSOCIATED BUILDING STANDARDS.
4.	ALL WORKS ARE SUBJECT TO STATUTORY APPROVAL, AND DETAIL SITE SURVEYS.
LEGEND:	
[Symbol]	HOUSE
[Symbol]	GARAGE 1
[Symbol]	PROPOSED GAMES ROOM
[Symbol]	VIEWING ROOM
[Symbol]	OUT BUILDING
REVISIONS:	
MR S. HART	
PROJECT NAME	
LITTLE OAKWOOD,	
IDE HILL ROAD,	
IDE HILL, SEVENOAKS, TN14 6UY	
DATE: 28-09-16	
DRAWN BY: PM	
CHECKED BY: EG	
DWD NO: 18001-104	
REVISION NO: B	
SCALE: 1:500 @ A3	
DATE: 28-09-16	
CREATED: 28-09-16	
DRAWING BY: PM	
CHECKED BY: EG	

Planning Application Information on Public Access - for applications coming to

DC Committee on Thursday 1 June 2017

4.1 SE/17/00283/FUL 23 College Road, Hextable BR8 7RH

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OKNM0RBKKTH00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OKNM0RBKKTH00>

4.2 SE/16/03363/HOUSE Little Oakwood, Ide Hill Road, Ide Hill TN14 6JY

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=OG0Y01BKJPZ00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=OG0Y01BKJPZ00>

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