

15 November 2018 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks
Despatched: 07.11.18



Development Control Committee

Membership:

Chairman, Cllr. Williamson; Vice-Chairman, Cllr. Thornton
Cllrs. Ball, Barnes, Bosley, Brown, Clark, Coleman, Edwards-Winsler, Gaywood,
Halford, Horwood, Mrs. Hunter, Layland, McArthur, 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	Contact
Apologies for Absence		
1. Minutes To approve the minutes of the meeting of the Committee held on 18 October 2018, as a correct record.	(Pages 1 - 4)	
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 18/02230/FUL - Quarry House, Chipstead Lane, Sevenoaks TN13 2RG Demolition of existing shed. Erection of 4 bedroom detached dwelling with new access.	(Pages 5 - 14)	Guy Martin Tel: 01732 227351
4.2 18/02012/FUL - Land West Of 34 Witches Lane, Riverhead, Kent TN13 2AX Erection of a new dwelling to west of existing house. Reconfiguration of existing garage.	(Pages 15 - 26)	Guy Martin Tel: 01732 227351

4.3 18/02368/HOUSE - 18 Witches Lane,
Riverhead, Kent TN13 2AX

(Pages 27 - 34)

Hannah Donnellan
Tel: 01732 227387

Demolition of rear conservatory. To raise and alter roof in order to facilitate loft conversion with alterations to fenestration. New rooflights, dormers, terrace balcony, porch.

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, 12 November 2018.

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.

If you wish to obtain further factual information on any of the agenda items listed above, please contact the named officer prior to the day of the meeting.

Should you need this agenda or any of the reports in a different format, or have any other queries concerning this agenda or the meeting please contact Democratic Services on 01732 227000 or democratic.services@sevenoaks.gov.uk.

This page is intentionally left blank

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 18 October 2018 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllrs. Ball, Barnes, Bosley, Clark, Coleman, Edwards-Winsor, Horwood, Mrs. Hunter, Layland, McArthur, Parkin, Purves, Reay and Raikes

Apologies for absence were received from Cllrs. Gaywood, Halford and Thornton

Cllr. Piper was also present.

31. Minutes

Resolved: That the Minutes of the Development Control Committee held on 27 September 2018 be approved and signed as a correct record.

32. Declarations of Interest or Predetermination

Councillor Raikes declared for Minute 35 - 18/00918/FUL - 43 Wickenden Road, Sevenoaks TN13 3PL that he had previously considered the matter when it was discussed by Sevenoaks Town Council, but that he remained open minded.

33. Declarations of Lobbying

Councillor Purves declared that she had been lobbied in respect of Minute 35 - 18/00918/FUL - 43 Wickenden Road, Sevenoaks, TN13 3PL.

CHANGE IN ORDER OF AGENDA ITEMS

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

Tree Preservation Orders

34. Objection to Tree Preservation Order number 8 of 2018 - 9 Chine Farm Place, Main Road, Knockholt

The Assistant Arboricultural Officer advised Members that the Tree Preservation Order had been issued in May 2018 after the Hornbeam tree had been pruned without the owner's consent.

He informed Members that there had been two objections by residents near to the tree, which included claims the plans were inaccurate. The Assistant Arboricultural

Agenda Item 1

Development Control Committee - 18 October 2018

Officer advised Members that government guidelines explained that the plans only needed to be an indication of where a tree was and did not need to be completely accurate.

The motion was put to the vote and it was

Resolved: That TPO 8 of 2018 be confirmed without amendment.

Reserved Planning Applications

The Committee considered the following planning applications:

35. 18/00918/FUL - 43 Wickenden Road, Sevenoaks, Kent TN13 3PL

The proposal sought planning permission for the demolition of existing garage and single storey lean to side extension to facilitate the introduction of two bedroom linked two storey dwelling to north of 43 Wickenden Road with associated parking, bin and cycle storage, private rear garden and associated landscaping. Erection of single storey 3-metre rear extension to serve existing dwelling at No. 43.

The application had been called to the Development Control Committee by Councillor Purves so Members could assess whether the application would negatively affect the street scene and lead to a loss of privacy to the neighbour.

Members' attention was brought to the main agenda papers and the late observations which amended condition 4.

The Committee was addressed by the following speakers:

Against the Application: Emma Legg
For the Application: Neal Thompson
Parish Representatives: Parish Cllr. Edward Waite
Local Member: -

Members asked questions of clarification from the speakers and officers. Officers confirmed they were not aware of any other side entrances, but many of the houses on Wickenden Road did comprise of extensions, some of which were separate dwellings.

It was moved by the Chairman and duly seconded that the recommendation within the agenda papers as amended by the late observations to grant planning permission be agreed.

Members discussed the application and considered the impact on the street scene and whether it would be out of character, whether the privacy for neighbours would be impacted and noted that the street scene of Wickenden Road had changed over the years.

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

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

- 3) The first floor windows in the facing north elevation of new dwelling hereby permitted as shown on approved plan no. 540/A1/03 Rev.B shall be obscure glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room and retained thereafter.

To safeguard the privacy of neighbouring residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 4) Details of proposed boundary treatments shall be submitted to and approved by the Local Planning Authority and implemented in accordance with the approved plan prior to the first occupation of the dwelling hereby permitted.

To safeguard the privacy and amenity of neighbouring residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

- 5) The off-street parking area as shown on dwg no. 540/A1/03 Rev.B shall be formed of a permeable surface prior to the first occupation of the new dwelling hereby permitted and shall remain thereafter.

To ensure satisfactory development of the land in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 6) Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the occupation of the dwelling hereby approved. This information shall

Agenda Item 1

Development Control Committee - 18 October 2018

include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be carried out in accordance with the approved details and maintained thereafter and no further lighting shall be introduced into the site without the prior approval of the local planning authority.

To mitigate the impact of development on nature conservation and to preserve the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

- 7) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) 2015 as amended, no development shall be carried out within Classes A, B, C, D of Part 1 of Schedule 2 of that Order (or any Order revoking and re-enacting that Order), without prior approval of the Local Planning Authority.

To safeguard the privacy and amenities of neighbouring residents as supported by Policies EN1, EN2 of the Sevenoaks Allocations and Development Management Plan.

- 8) Demolition or construction works shall not take place outside 0730 hours to 1800 hours Mondays to Fridays and 0730 hours to 1300 hours on Saturdays nor at any time on Sundays or Bank Holidays.

To prevent disturbance to nearby residential properties in accordance with Policies EN1, EN2 of the Sevenoaks Allocations and Development Management Plan.

- 9) The development hereby permitted shall be carried out in accordance with the following approved plans: 540/A1/01 Rev.A, 540/A1/03 Rev.B.

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

THE MEETING WAS CONCLUDED AT 7.43 PM

CHAIRMAN

4.1 18/02230/FUL

Revised expiry date 16 November 2018

Proposal: Demolition of existing shed. Erection of 4 bedroom detached dwelling with new access.

Location: Quarry House, Chipstead Lane, Sevenoaks TN13 2RG

Ward(s): Brasted, Chevening And Sundridge

Item for decision

This application has been referred to Development Control Committee by Councillor London due to there being an insufficient vehicle turning space creating a more dangerous access point.

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 application form.

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) Prior to occupation of the dwelling, details for the provision of facilities for the safe charging of electric vehicles and an implementation timetable for the installation of the unit shall be submitted to and approved in writing by the local planning authority. The facilities shall be installed in accordance with the details so approved and be retained, maintained thereafter and be available for use at all times.

In order to mitigate and adapt to climate change in accordance with policies EN1 and T3 of the Sevenoaks Allocations and Development Management Plan.

4) Prior to first occupation, the parking areas shown on the approved plan shall be formed and brought into use and shall be retained for this purpose thereafter.

To ensure that adequate parking provision is provided as supported by policy EN1 of the ADMP.

5) Prior to occupation of the dwelling hereby approved, the 2m x 2m visibility splays shown on approved drawing QUARRY-HOUSE-02/B shall be provided in full and these shall be maintained at all times.

To maintain highway safety as supported by the NPPF and policy EN1 of the ADMP. The local planning authority is satisfied that it is fundamental to the development

Agenda Item 4.1

permitted to address this issue before development commences and that without this safeguard planning permission should not be granted.

6) Prior to occupation full details of both hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. These details shall cover as appropriate: Hard surfacing materials; Planting plans; Boundary Treatments; Written specification (including cultivation and other operations associated with plant and grass establishment); Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate. Implementation timetables. Development shall be carried out in accordance with the approved details. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

To conserve and enhance the character of the AONB as supported by policy EN5 of the ADMP.

7) The development hereby permitted shall be carried out in accordance with the following approved plans and details: QWuarry-House-02B, 03A, 04B,

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

Informatives

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.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of site

1 Quarry House is a detached property accessed via a private drive located 75m to the north of Chipstead Lane. The access also serves two dwellings, Archery and Far End located beyond Quarry House, to the northwest of the proposed development which is within the rear garden of Quarry House.

Description of proposal

2 Demolition of existing shed. Erection of 4 bedroom detached dwelling with new access.

Relevant planning history

- 3 80/00849/HIST - Erection of one detached house and double garage - GRANTED - 21/10/1980
- 85/00937/HIST - Erection of two detached garages - GRANTED - 09/04/1986
- 91/01594/HIST - Two storey extension - GRANTED - 16/12/1991

Policies

4 National Planning Policy Framework

Para 11 of the NPPF confirms that the NPPF has a presumption in favour of sustainable development, and that development that accords with an up to date development plan should be approved unless material consideration indicate otherwise. (See para 12, 13, 14 of NPPF).

Para 11 of the NPPF advises that where there are no relevant policies, or the policies which are most important for determining the application are out of date, permission should be granted unless there are specific policies in the NPPF that protect areas or assets of particular importance. This applies to a variety of designations, including SSSI's, Green Belt, AONB's, designated heritage assets and locations at risk of flooding or coastal change, (Footnote 6).

5 Core Strategy:

- L01 Distribution of Development
- SP1 Design of New Development
- SP5 Housing Size and Type
- SP7 Density of Housing Development

6 Allocations and Development Management Plan (ADMP):

- EN1 Design Principles
- EN2 Amenity Protection
- EN5 Landscape
- T2 Vehicle Parking
- T3 Provision of Electrical Parking Charging Points

7 Other: (national policies, etc.)

- Sevenoaks Residential Character Area Assessment Supplementary Planning Document

Constraints

- 8 Area of Outstanding Natural Beauty
Area of Archaeological Potential
Tree Preservation Order

Agenda Item 4.1

Consultations

Chevening Parish Council

- 9 “Objection - Object on the grounds that the plans need to be revised to provide sufficient space for vehicles to be able turn around on the property. This is necessary as there is no space to turn on the narrow road outside the house and any vehicles which reverses out of the house would then have to reverse around a blind corner to gain access to the highway.”

KCC Highways

- 10 “The proposed house would not have any direct impact on the public highway other than a small number of additional vehicle movements from the private access driveway onto Chipstead Lane. I therefore would have no reason to object to this application on highway grounds. The parking provided, 2 spaces, is in accordance with the requirements of KCC Residential Parking Standards (IGN3). In terms of visibility, 2m x 2m visibility splays are provided to the edge of the road which is considered adequate given the nature and likely low traffic speeds along the private drive.
- 11 Beyond the new access the driveway only serves two other properties therefore vehicle numbers likely to be passing the new parking bays would be low and infrequent therefore the risk of conflict is not significant enough to raise concern.”

Tree Officer

- 12 “This proposal to build a new dwelling will necessitate the removal of a mature Apple tree and a few poor quality shrubs to which I have no objections to.”

Representations

- 13 Three objections received due to the proposal:
- representing over development;
 - not being in keeping with the area;
 - providing inadequate vehicle access, turning circle, visibility and parking;
 - Over looking neighbouring properties resulting in a loss of privacy.

Chief Planning Officer’s appraisal

- 14 The main planning considerations are:
- Principle of development;
 - Visual amenity / character of area;
 - Impact upon the Area of Outstanding Natural Beauty and Design;
 - Impact upon potential archaeology;
 - Impact upon amenities;
 - Parking;

- Impact upon trees
- Community Infrastructure Levy (CIL).

Principle of development

- 15 The NPPF has a general presumption in favour of sustainable development, whilst encouraging the delivery of homes of a high quality design and a good standard of amenity for all.
- 16 Whilst the NPPF places an emphasis on development on previously developed land, it does not preclude other land, including garden land, from being developed for residential use, provided such development is in suitable locations and relates well to its surroundings. Residential gardens outside 'built up areas' can be previously developed land. Land in 'built up areas' such as private residential gardens are excluded from the definition of previously developed land (Annex 2 NPPF).
- 17 The NPPF excludes land in built-up areas, such as private residential gardens from the definition of previously developed land; however it does not preclude development on garden land as a matter of principle. The Core Strategy and ADMP both contain policies to protect the character of local areas but neither sets out any express aim to resist inappropriate development of residential gardens.
- 18 Local policy L01 of the Core Strategy restricts the location and form of development within the district through an assessment of the suitability of sites for development. Policy L01 states that the Sevenoaks urban area, which includes Sevenoaks town, Riverhead, Dunton Green, Chipstead and Bessels Green will be the principal focus for development in the District.
- 19 The proposed dwelling would be located within the Sevenoaks urban area, and as such, there is a presumption in favour of development.

Density

- 20 Policy SP7 states that 'All new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated'. Within the urban area of Sevenoaks, amongst others, new residential development will be expected to achieve a density of 40 dwellings per hectare.
- 21 In this instance the density would be below this density at approximately 24 dwellings per hectare however there is a high variability within the local area with the adjacent properties being significantly lower, for example Beech House to the south representing 9 dwellings per hectares. In this instance the proposed density is acceptable. The visual impact of the proposed density is discussed in turn below.

Area of Outstanding Natural Beauty (AONB)

- 22 The Countryside and Rights of Way Act 2000 states that the Local Planning Authority should conserve and enhance Areas of Outstanding Natural Beauty. Designating an Area of Outstanding Natural Beauty protects its distinctive

Agenda Item 4.1

character and natural beauty and can include human settlement and development.

- 23 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.
- 24 The site is located within the AONB with the boundary to this constraint lying to the east of the plot.
- 25 The proposal would result in the erection of a detached dwelling located within the garden of Quarry House. The proposal would incorporate an appropriate design within the built confines of Sevenoaks, which would not be out of character with other properties within the locality.
- 26 The plot is surrounded by trees which would minimise views of the property from beyond the site and a condition could be imposed to provide landscaping on the plot to ensure that the site is enhanced within the wider landscape.
- 27 The proposal would ensure that the character of the AONB is conserved and enhanced, meeting the requirements of national and local policy.

Design and Impact upon the Character of the Area

- 28 The relevant policies relating to design and the character of the area are SP1 of the Core Strategy and EN1 of the ADMP.
- 29 The site lies within the "Off Chipstead Lane" Residential Character Area as defined within Sevenoaks Residential Character Area Assessment Supplementary Planning Document where it is noted that it is noted that further development may prove acceptable providing the scale, height and mass of new development should fit unobtrusively within its setting and not appear cramped on the site. In judging proposals, the SPD notes that the fragile balance in favour of the landscape dominating the built form should be retained.
- 30 The proposal would result in a detached property set back from its boundaries with a half hipped roof, incorporating a tile hung first floor elevation and brick at ground floor which would represent an appropriately designed property not out of character with other dwellings within the locality. The site is set back from the other properties within the site with the nearest property being Quarry House located approximately 20m to the south-east.
- 31 The proposal would result in the loss of an apple tree to the front of the site however there would be mature trees located around the perimeters of the site which would ensure that the wider landscape characteristics would be retained ensuring that the proposed would fit appropriately within plot.

- 32 The proposal would accordingly meet the requirements of policy EN1 of the ADMP and Sevenoaks Residential Character Area Assessment Supplementary Planning Document.

Impact upon the Area of Archaeological Potential

- 33 The proposal would result in a single dwelling that is not considered would be affected by the proposed development.

Neighbouring amenity

- 34 Policy EN2 of the ADMP and our Residential Extensions SPD are relevant in the consideration of this application.
- 35 The proposed dwelling would be located approximately 20m to the north-west of Quarry House. To the north-west lies Far End and Archery which are located over 25m from the proposed dwelling. To the south-west of the site lies the access road to Far End and Archery which is bordered from the properties to the south west, Maplehurst and Beech trees by a 2m close boarded fence and a line of mature trees.
- 36 Other than windows on the sides of the front bay windows and one ground floor window on the southeast facing elevation there are no windows proposed facing Quarry House or Far End and Archery. These boundaries will comprise of a 2m close boarded fence with the existing hedge to the northwest and a 1.8m close boarded fence to the southeast. Due to the boundary treatment and the distances of the new dwelling from these neighbours the proposal would not impact adversely upon these neighbours amenities, in terms of light, privacy and outlook.
- 37 Maplehurst and Beech House to the south-west are located approximately 27m from the proposed dwelling with a line of mature trees extending along the access to the site bordering Maplehurst and Beech House which further reduces the impact upon these dwellings.
- 38 In consequence would not impact upon local amenities meeting the requirements of the NPPF and policy EN2.

Impact upon the adjacent trees

- 39 The trees to the south of the access are covered by a TPO. Due to these trees lying outside of the site of the development they would not be impacted upon by the proposed development. SDC's Tree Officers were consulted on the proposal to which they had no objections to.

Impact upon local highways and parking

- 40 The NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 41 Policy T2 of the ADMP states that vehicle parking provision, including cycle parking, in new residential developments should be made in accordance

Agenda Item 4.1

with the current KCC vehicle parking standards in Interim Guidance Note 3 to the Kent Design Guide (or any subsequent replacement). The proposed parking spaces meet the required size for parking spaces allowing space to manoeuvre vehicles onto the private trackway and turn away in a forward gear.

- 42 The proposed dwelling is located approximately over 100m from the public highway and is accessed through a private drive that also serves Far End and Archery, located at the end of the drive. KCC Highways were consulted on the proposed development noting that the proposal would not have a direct impact upon the public highway, that the level of traffic to the two dwellings to the northwest would be minimal with limited speed and acceptable visibility splays.
- 43 A condition can be imposed to ensure that a vehicle charging point is incorporated within the scheme.
- 44 In consequence, the proposal would meet the requirements of national and local planning policy.

CIL

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

Conclusion

- 46 The proposal would incorporate an appropriate design that would conserve and enhance the AONB, would not impact detrimentally upon potential archaeology, local amenities or the nearby trees covered by Tree Preservation Orders. The proposal would not impact upon highway safety and would incorporate sufficient parking provision.

Recommendation

- 47 It is therefore recommended that this application is granted

Background papers

Site and block plan

Contact Officer: Guy Martin Extension: 7351

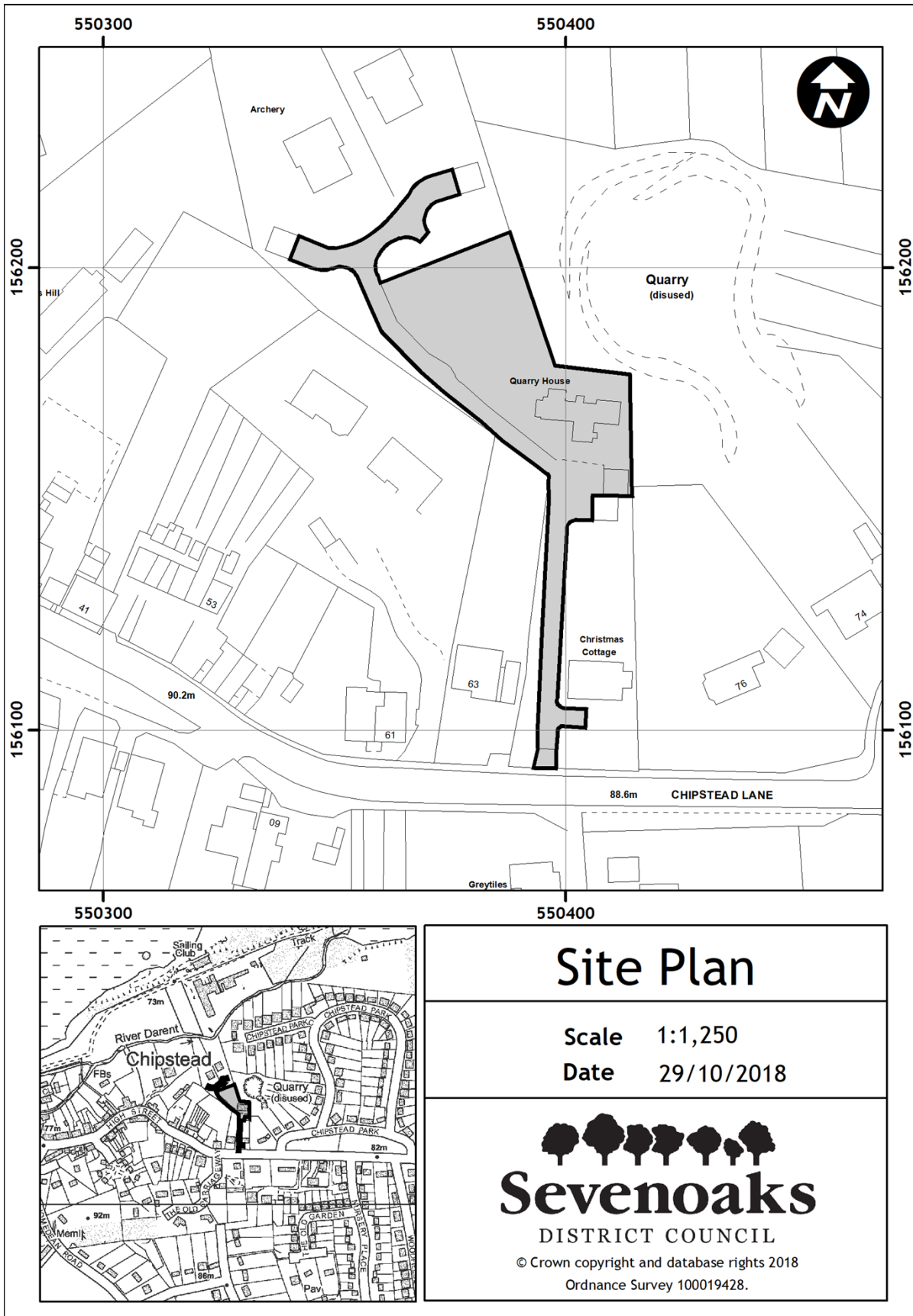
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PBSYMLBK0L000>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PBSYMLBK0L000>



Site Plan

Scale 1:1,250
Date 29/10/2018



DISTRICT COUNCIL

© Crown copyright and database rights 2018
Ordnance Survey 100019428.

4.2 18/02012/FUL Revised expiry date 16 November 2018

Proposal: Erection of a new dwelling to west of existing house.
Reconfiguration of existing garage.

Location: Land West Of 34 Witches Lane, Riverhead, Kent
TN13 2AX

Ward(s): Brasted, Chevening And Sundridge

Item for decision

This application has been referred to Development Control Committee by Councillor London due to the proposal resulting in overcrowding, that there is insufficient parking, that the road cannot sustain more traffic and that the proposal could impact detrimentally upon bats.

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 application form.

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) Prior to occupation of the dwelling provision and maintenance of a 2.0 metre x 2.0 metre pedestrian visibility splay behind the footway on both sides of the access with no obstructions over 0.6m above footway level will be provided and maintained thereafter.

To ensure adequate visibility splays are provided and maintained as supported by policy EN1 of the ADMP.

4) The tree protection strategies as set out within Arboricultural Report dated 19th May 2018 shall be implemented in full. The protection measures shall be retained in position at all times until the completion of the development, and the land so enclosed shall be kept clear of all contractors' materials and machinery. The existing soil levels around the boles of the trees shall not be altered.

To prevent damage to the trees during the construction period as supported by Policy EN1 of the Sevenoaks District Councils Allocation and Development Management Plan.

5) No development shall be carried out above the damp proof course of the hereby approved dwelling until full details of both hard and soft landscaping shall

Agenda Item 4.2

be submitted to and approved in writing by the Local Planning Authority. These details shall cover as appropriate: - Proposed finished levels or contours; - Hard surfacing materials; - Planting plans;- Written specification (including cultivation and other operations associated with plant and grass establishment);- Schedules of plants (including plants that benefit foraging bats), noting species, planting sizes and proposed numbers/densities where appropriate.- Implementation timetables. The close boarded fences shown on PL11J shall be erected prior to occupation of the new dwelling.

To safeguard the visual appearance of the area and to protect the amenities of neighbouring properties as supported by Policy EN1 and EN2 of the Sevenoaks District Local Plan.

6) Prior to occupation of the dwelling, details for the provision of facilities for the safe charging of electric vehicles and an implementation timetable for the installation of the unit shall be submitted to and approved in writing by the local planning authority. The facilities shall be installed in accordance with the details so approved and be retained, maintained thereafter and be available for use at all times.

In order to mitigate and adapt to climate change in accordance with policies EN1 and T3 of the Sevenoaks Allocations and Development Management Plan.

7) The rooflight and ground floor window on the northern elevation shall be obscure glazed to level 3 and non-opening at all times unless the windows are more than 1.7m above the floor level of the room in which the windows are located and shall be retained and maintained thereafter.

In order to safeguard the residential amenities of 32 Witches Lane as supported by the NPPF and policies EN2 of the Allocations and Development Management Plan.

8) The bat boxes as indicated on the proposed site plan PL11J shall be installed prior to the occupation of the dwellinghouse.

To protect biodiversity as supported by Policy SP11 of Sevenoaks District Councils Core Strategy.

9) Prior to the occupation, details of any external lighting shall be submitted to and approved in writing by the local planning authority. Lighting shall be installed in accordance with the approved plans. The local planning authority is satisfied that these details are fundamental to the acceptability of the scheme and that without these details the proposal should not be permitted. The external lighting will meet the requirements of Guidance Note 08/18 Bat Conservation Trust, Bats and artificial lighting in the UK.

To conserve local character and protect neighbouring amenity in accordance with EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

10) The development hereby permitted shall be carried out in accordance with the following approved plans and details: PL11J, PL12J, PL13D, PL14A, tpp-01

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

Informatives

1) **INFORMATIVE:** 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 <https://www.kent.gov.uk/roads-and-travel/what-we-look-after/highway-land/highway-boundary-enquiries>

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.

2) 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.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of site

1 The site lies within the rear garden of 34, Witches Lane, Riverhead.

Description of proposal

2 Erection of a new dwelling to west of existing house. Re-configuration of existing garage.

Relevant planning history

3 15/01187/HOUSE - Demolition of existing side and rear extensions, including one chimney and erection of new 2 storey front, single and 2 storey side and rear extensions and porch. GRANTED 28/07/2015.

15/01188/HOUSE - Erection of 3 bay cart lodge garage. Refused - 22/07/2015.

Agenda Item 4.2

15/00086/RFPLN - Erection of 3 bay cart lodge garage. Appeal Allowed - 08/01/2016.

16/01259/FUL - Demolition of existing house and the erection of a replacement dwelling. Granted - 04/07/2016.

16/03065/HOUSE - Erection of a detached garage. Granted - 30/11/2016.

16/03271/NMA - Non-material amendment to SE/16/01259/FUL. Amendment accepted - 10/11/2016.

17/00918/NMA - Non material amendment to SE/16/03065/HOUSE. Amendment accepted - 13/04/2017.

Policies

National Planning Policy Framework (NPPF)

- 4 Para 11 of the NPPF confirms that the NPPF has a presumption in favour of sustainable development, and that development that accords with an up to date development plan should be approved unless material considerations indicate otherwise. (see para 12, 13, 14 of NPPF).
- 5 Para 11 of the NPPF advises that where there are no relevant policies, or the policies which are most important for determining the application are out of date, permission should be granted unless there are specific policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusal. This applies to a variety of designations, including SSSI's, Green Belt, AONB's, designated heritage assets and locations at risk of flooding or coastal change, (Footnote 6).
- 6 Core Strategy (CS):
 - L01 Distribution of Development
 - SP1 Design of New Development
 - SP5 Housing Size and Type
 - SP7 Density of Housing Development
- 7 Allocations and Development Management (ADMP)
 - EN1 Design Principles
 - EN2 Amenity Protection
 - EN4 Heritage
 - T2 Vehicle Parking
 - T3 Provision of Electrical Parking Charging Points
- 8 Other
 - Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD)

Constraints

- 9 Area of Archaeological Potential
Tree Preservation Order

Consultations

Chevening Parish Council

10 Objection:

- Overcrowding, insufficient parking;
- The road cannot sustain more traffic;
- There is a tree subject to a TPO which must be preserved;
- The residents of no 34 were very concerned about the impact on bats when the development of 36 was proposed and the same concerns must prevail here.

Other Consultees

KCC Highways

11 “I refer to the above planning application and confirm that provided the following requirements are secured by condition or planning obligation, then I would raise no objection on behalf of the local highway authority:-

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”.

Tree Officer

12 “I have now had an opportunity to review the revised siting of the proposed dwelling (revision G) in relation to T2 the TPO'd Beech tree. This new proposal shows a 3 metre move to the east and away from T2. I can confirm that I find this acceptable but reiterate that the temporary ground protection adjacent to the proposed western elevation will be critical to the success of the scheme as is all tree protection measures referred to. Landscaping also needs to be conditioned.”

13 The Tree Officer was subsequently asked whether the proposal would adversely impact upon the hedge to the north. His view was that the new house would be set far enough back that it would not.

South East Water

14 No response received.

Thames Water

15 No response received.

Representations

16 Five objections received in respect to:

- overcrowding;-detrimental impact upon the copper beech tree covered by a Tree Preservation Order and an additional unprotected tree within the garden;

Agenda Item 4.2

- potential impact of pruning of the TPO tree if retained impacting the amenity value of the tree;
- insufficient capacity for Witches Lane to accommodate additional traffic and impact on road safety;
- insufficient parking provision;
- detrimental impact upon the character of the area.

Chief Planning Officer's Appraisal

17 The main planning consideration are:

- Design and impact upon the street scene;
- Impact upon amenities;
- Parking;
- Impact upon trees

Previously developed land - part of residential curtilage

- 18 Whilst the NPPF places an emphasis on development on previously developed land, it does not preclude other land, including garden land, from being developed for residential use, provided such development is in suitable locations and relates well to its surroundings. Residential gardens outside built up areas' can be previously developed land. Land in built up areas such as private residential gardens is excluded from the definition of previously developed land (Annex 2 NPPF).
- 19 Para 122 of the NPPF (in part) states that planning policies and decisions should support development that makes efficient use of land, taking into account the desirability of maintaining an areas prevailing character and setting (including residential gardens) or of promoting regeneration and change.
- 20 Local policy L01 of the Core Strategy restricts the location and form of development within the district through an assessment of the suitability of sites for development. Policy L01 states that the Sevenoaks urban area, which includes Sevenoaks town, Riverhead, Dunton Green, Chipstead and Bessels Green will be the principal focus for development in the District.
- 21 The proposed dwelling would be located within the Sevenoaks urban area, and as such, there is a presumption in favour of development. The proposal comprises of the erection of a single dwelling with an appropriate design that would not be out of character with the wider character of the area.

Density

- 22 Policy SP5 of the Core Strategy reads that all new housing developments should be at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. Development that fails to make efficient use of land for housing, having regards to the character and location of the area, may be refused.

- 23 Policy SP7 states that ‘All new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated’. The policy goes on to state that in development within the urban areas of Sevenoaks new residential development will be expected to achieve a density of 40 dwellings per hectare.
- 24 In this instance the proposal would result in a density of below this level of 12 dwellings per hectare. This compares with 30 Witches Lane at a density of 10 dwellings per hectare. Accordingly the proposal whilst possessing a lower density than that set out within policy would not be out of character with other dwellings in the area and would reflect the low density levels within the area. This is discussed in turn below.

Impact on the character of the area

- 25 The relevant policies relating to design and the character of the area are SP1 of the Core Strategy and EN1 of the ADMP. The Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD) is also applicable.
- 26 The southern part of Witches Lane lies within the Bullfinch Lane area of the Sevenoaks Residential Character Areas. This notes that the houses in Witches Lane are set back on the west side of the road only, behind a deep verge.
- 27 It is noted that there is a variety of interwar designs including hipped roofs, gable ends, porches, chimneys and bays and that finishes includes a variety of brick, painted render, half timber, hung tiles and contract brickwork.
- 28 In proposing new development the SPD recommends that it is set back from the road with traditional detailing.
- 29 The proposal would erect a four bedroom with a maximum width of 11.1m and length of 11m rising to a height of 6.8m with a gabled roof. The materials would comprise of clay roof tiles, timber or UPVC/aluminium windows, brick walls and tile hung walls which would result in a design appropriate to the locality.
- 30 The proposal would incorporate four bedrooms with parking provided for two cars with a turning circle on site. This would meet the requirements of Appendix 2 of the ADMP. To facilitate a new access part of the garage serving 34 Witches Lane will be demolished and this existing garage would be reduced from a two bay to one bay garage. Due to the orientation of the garage to the existing drive it would no longer be able to be used for garaging for vehicles however sufficient parking exists on site to accommodate parking for no. 34. The smaller garage would not be out of character with the location.
- 31 The proposal would be on a back land plot set back at a distance of 20m from no. 34 Witches Lane with sufficient amenity space adjacent to the new property. The plot to the south has been developed with the demolition of the original dwelling and the erection of three dwellings. In consequence

Agenda Item 4.2

the proposal would not be out of keeping with the character of the adjacent plot.

- 32 The proposal would retain an existing outbuilding within the grounds of the new house and a condition could be imposed in respect to landscaping for the new dwelling.
- 33 In consequence, the proposal would meet the requirements of the NPPF and policy EN1 of the ADMP.

Neighbouring amenity

- 34 Policy EN2 of the ADMP and our Residential Extensions SPD are relevant in the consideration of this application.
- 35 The new dwelling would be located within the rear garden of no. 34. The only properties potentially impacted upon are nos. 34, 32 and the new dwelling currently under construction directly to the south of the site.
- 36 No. 34 would be located 20m from the proposed dwelling. The proposed dwelling would incorporate three windows facing no. 34 at ground level however through the proposal incorporating a 2m close-boarded fence facing the host dwelling the proposal would not have an adverse impact upon this properties amenities in terms of light, privacy or outlook.
- 37 To the north lies no.32 with a 2m mature hedge extending along the boundary of the two properties. The proposal would incorporate rooflights set into the slope of the roof. As shown on the sections provided these rooflights would be at a height that would enable views into the neighbour's garden however a condition could be imposed to ensure that the windows are obscure glazed and non-opening preventing overlooking of this neighbouring property.
- 38 To the south lies a new development that is currently being constructed which incorporates a utility room and study windows and rooflights facing the proposed dwelling. The rooflights would be set high enough above the floor level to prevent overlooking and through the inclusion of a two metre close boarded fence the proposal would ensure that there would not be views of the ground floor windows from the proposed development.
- 39 To the west the boundary comprises of a 1m close boarded fence with vegetation beyond. There are no views of the property beyond and accordingly this property's amenities would be protected.
- 40 In consequence of the above the proposal would meet the requirements of the NPPF and policy EN2 of the ADMP.

Impact upon the Area of Archaeological Potential

- 41 The proposal would not result in the excavation of a basement and considering the limited footprint of the proposed building its is not considered that it would result in a detrimental impact upon potential archaeology on site.

Landscaping and Impact upon Trees

- 42 A mature beech tree lies at the end of the rear garden of no. 34 which is covered by a Tree Preservation Order. SDC's Arboriculturalist has been consulted and has no objection to the proposed development subject to the inclusion of a tree protection and landscape strategies which can be conditioned. He also considered that the proposed development would not impact upon the northern hedge subject to protective fencing which can be conditioned.
- 43 The proposal would result in the loss a further tree within the garden. The applicant has stated that a replacement tree will be planted and a landscaping condition can be imposed to ensure that there is adequate landscaping within the site.

Highways

- 44 The proposal would provide sufficient parking and associated turning area for the two dwellings and through incorporating the existing access to the site the proposal would not have a detrimental impact upon local amenities. The addition of one dwelling is not considered to have a detrimental impact upon the function or safety of the adjacent roads. KCC Highways have no objections to the proposal subject to a condition relating to visibility splays for the access to the site which can be conditioned. A condition could be imposed to ensure that a vehicle charging point is provided to serve the new dwelling ensuring that the proposal would meet the requirements of policy T3.

Impact on Ecology

- 45 The proposal would result in the loss of one small tree which is not covered by a Tree Preservation Order and in consequence it is not considered that the proposal would have an adverse impact upon bats on site. The applicant has indicated that two 2F Schwegler bat boxes will be affixed to the beech tree and the gable of the outbuilding located within the rear garden of the new dwelling which would enhance biodiversity on site. A condition could be imposed to ensure that the bat boxes are installed prior to occupation of the dwellinghouse and that a lighting strategy is imposed to minimise the impact upon bats. The site is well maintained and it was not considered that an ecological survey was required. KCC Ecology were informally consulted on this and based on the information provided did not object to this strategy.

CIL

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

Conclusion

- 47 The proposed development would incorporate an appropriate design and density that would not have an adverse impact upon local amenities, the adjacent protected tree, protected species or the wider highway network. The proposal would incorporate sufficient parking for the proposed and

Agenda Item 4.2

existing dwellings. Accordingly, the proposal would meet the requirements of national and local planning policy.

Recommendation

48 It is therefore recommended that this application is granted.

Background papers

Site and block plans.

Contact Officer: Guy Martin Extension: 7351

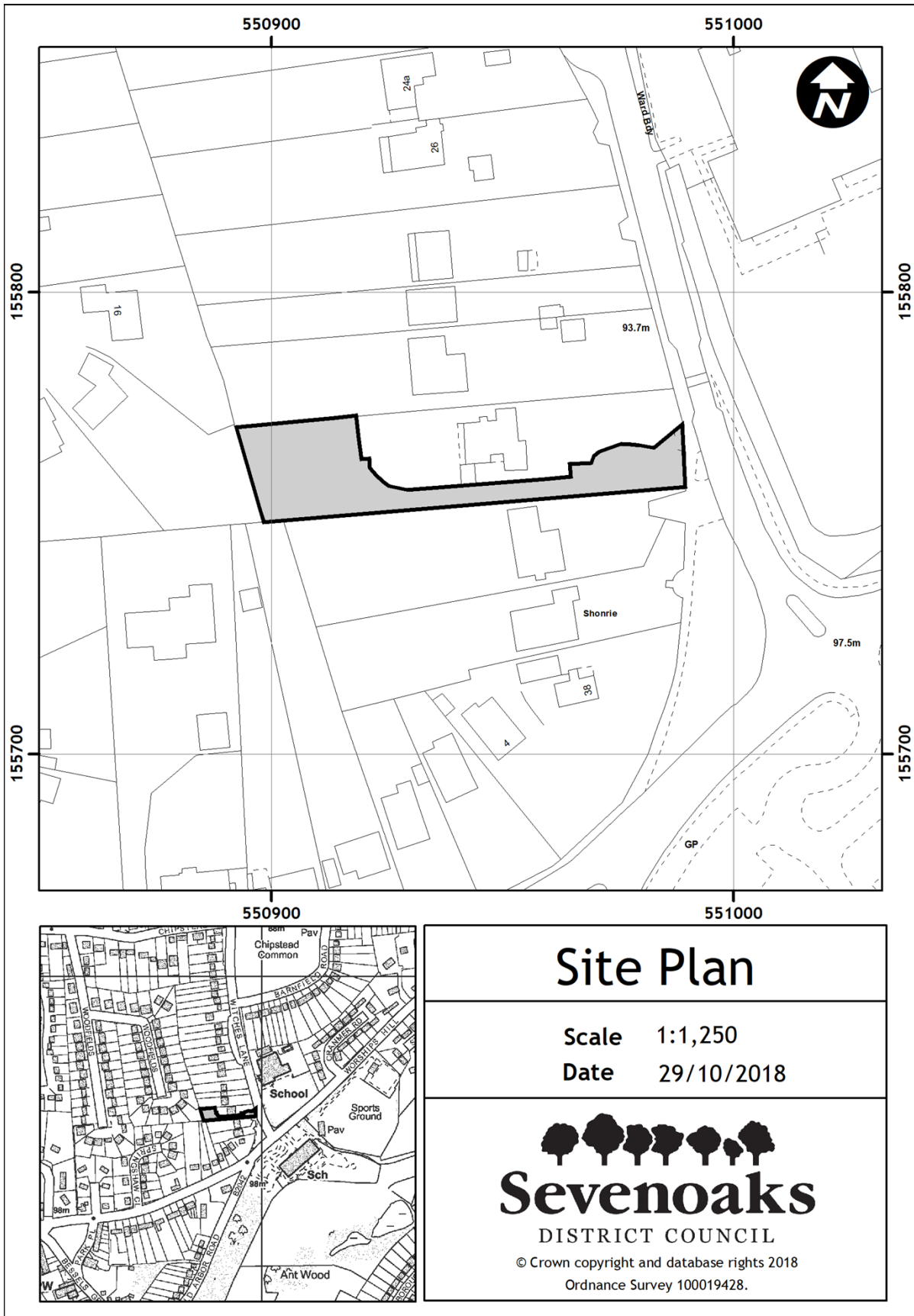
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PAXTUXBKHOK00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PAXTUXBKHOK00>



Site Plan

Scale 1:1,250

Date 29/10/2018



© Crown copyright and database rights 2018
Ordnance Survey 100019428.

Agenda Item 4.2

Block Plan



4.3 18/02368/HOUSE Revised expiry date 22 November 2018

Proposal: Demolition of rear conservatory. To raise and alter roof in order to facilitate loft conversion with alterations to fenestration. New rooflights, dormers, terrace balcony, porch.

Location: 18 Witches Lane, Riverhead, Kent TN13 2AX

Ward(s): Brasted, Chevening And Sundridge

Item for decision

This application has been referred to the Development Control Committee at the request of Councillor London on the grounds of: loss of privacy and overlooking of neighbours and over development.

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 development hereby permitted shall be carried out in accordance with the following approved plans and details: 6373-PD-02, 6373-PD-03.

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

3) The materials to be used for the external finishes of the building shall be those described on the application form dated 20.07.2018.

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.

4) Prior to the occupation of the first floor accommodation, details shall be submitted to and approved in writing by the Local Planning Authority of screening to the northern and southern sides of the proposed first floor roof terrace. The screening shall be no less than 1.7m in height and shall be installed in full accordance with the approved details prior to the first use of the roof terrace and shall be maintained as such at all times.

To protect the privacy of the neighbouring properties and to comply with policy EN2 of the ADMP.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as

Agenda Item 4.3

appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of Site

- 1 The application site comprises of a single storey bungalow within the urban confines of Riverhead on the western side of Witches Lane. The property is situated on a site of varied topography levels, well set back from the street, with a generous garden and verdant boundary treatments. There are neighbours situated either side of the property on varied levels with the wider area consisting of a mix of detached single and two storey properties.

Description of Proposal

- 2 This application seeks permission for the demolition of the existing conservatory on the south elevation and roof alterations to create a first floor extension to accommodate three bedrooms and rear terrace. The relocation of the front door, front dormer and various additional and alterations to fenestration is proposed.

Planning History

- 3 82/01180/HIST Extension to dwelling. Granted 15/11/1982.
96/01380/HIST Single storey extension comprising double garage, bedroom and bathroom and conservatory. Granted 20/09/1996.

Policies

- 4 Core Strategy (CS)
 - SP1 Design of New Development and Conservation
- 5 Allocations and Development Management (ADMP)
 - SC1 Presumption in Favour of Sustainable Development
 - EN1 Design Principles
 - EN2 Amenity Protection
 - T2 Highways and Parking

Constraints

- 6 None

Consultations

Chevening Parish Council:

7 Objection

“The application will convert a bungalow into a 2 storey house. The resultant works will overlook the house and garden of the next door bungalow. Loss of privacy and loss of light”.

Representations

8 No representations have been received.

Chief Planning Officer’s Appraisal

9 The main planning considerations are:

- Design and impact on the character of the area
- Impact on neighbouring amenities
- Highways and parking

Design and impact on the character of the area

10 18 Witches Lane is a single storey bungalow which has benefited from previous extensions including a front garage and side conservatory. The property is set well back from the street scene and screened by vegetation on the front boundary which contributes to the overall character of the site and the area. Some views can be gained through the driveway to the property and garage therefore there would be some appreciation of the works within the street scene however, due to the substantial set back, the proposals would not be visually prominent.

11 The wider area of Witches Lane is characterised by a mix of single storey and two storey dwellings of individual interwar designs with no strict uniformity. The Sevenoaks Residential Character Area assessment identifies some design features such as hipped roofs, front facing gables, chimneys and porches as positive features. Number 18 Witches Lane itself is characterised by a number of roof shapes, stepped facades and irregular massing due to previous additions.

12 Concerns were raised by the Parish Council regarding the conversion of the existing bungalow to a two storey dwelling. Whilst the first floor extension would alter the character of the bungalow, the property has an irregular shape with few features of architectural merit which contribute to the character of the area. The proposals would retain some features such as the original chimneys and existing hipped roofs and would introduce traditional detailing such as a front facing gable and front porch in accordance with the Character Area Assessment and Residential Extensions design guidance.

13 Numbers 22 and 30 Witches Lane have also been similarly extended from a single storey bungalow to a two storey dwelling with planning permission

Agenda Item 4.3

being granted for both at appeal. Therefore as two storey dwellings are characteristic of the street, and considering that there are precedents within the area, the principle of a proposed first floor extension to create an additional storey would be acceptable in this case.

- 14 As a result of the works and previous additions the roof would be raised between 1.4m and 3m above the existing roof line. The ridge height of the first floor would be set 1m below neighbouring 16 Witches Lane and would be 0.2m above neighbouring 20 Witches Lane which, although a bungalow, is set on a raised ground level. The roof extension would be situated on the footprint of the existing house therefore the first storey element would be 8.7m in depth set against a depth of 23.8m on the ground floor. As such the massing and shape of the roof extension would not appear unduly bulky or excessive and, by respecting the existing building lines, would be in character with the neighbouring properties in accordance with Policy EN1.
- 15 The property in its entirety would be clad in white weatherboarding, grey slate tiles and would have white/grey wooden windows and white upvc doors. Whilst there are no examples of grey slate or white weatherboarding within Witches Lane itself, there are some examples within the wider area. As such, with the property screened well screened within the street scene and with an appropriate palette, the appearance of the external would be acceptable.
- 16 Overall the proposed roof extensions would be suitably designed and is considered in keeping within the street scene and wider area in accordance with Policy EN1 of the ADMP.

Impact on neighbouring amenity

- 17 The 45 and 25 degree light tests were undertaken in accordance with BRE guidance to ascertain the potential loss of light to both neighbours. Due to the property being set back further on the site than either of the neighbouring properties, with a distance 3m and 8.5m between the side elevations of the buildings respectively, the works would pass the daylight tests and as such there would be no adverse impact on daylight to either of the properties as a result of the works.
- 18 Concerns were raised by the Parish Council that the proposals would result in a loss of privacy / overlooking and loss of light. In regards to privacy the elements which could result in a loss of privacy and overlooking would be the proposed new first floor openings and rear terrace.
- 19 High level roof lights would be installed to the north roof slopes, facing towards 16 Witches Lane. The majority of the proposed rooflights would serve the ground floor rooms at high level and would therefore not provide views towards the neighbouring property.
- 20 No.16 Witches Lane benefits from one upper floor window facing the application site which is understood to serve a bathroom and is already obscure glazed. The proposed first floor north facing rooflight is high level (1.9m above internal floor level) and would therefore not cause a harmful loss of privacy to this neighbouring property.

- 21 On the south facing elevation, facing no.20 Witches Lane, existing windows at ground floor level would be replaced with doors and rooflights would be added to the roofslopes at first floor level. In light of the existing openings facing no.20, the ground floor openings would not cause a significant loss of privacy beyond the existing level. The proposed first floor rooflights facing no.20 are high level (1.9m above internal floor level) and would serve proposed bedrooms as a secondary source of light and outlook. They would also not cause a harmful loss of privacy.
- 22 The proposals include a new terrace at the rear of the property at first floor level. This is set away from the northern boundary, and behind proposed roofslopes, however some views may still be possible over the roof to the private amenity space of no.20. The terrace would also be located close to the southern boundary with no.18 and raised level views would be possible from the terrace into the neighbouring private garden.
- 23 It is therefore considered fundamental that privacy screens are installed to both the southern and the northern sides of the terrace to obscure views towards the neighbouring gardens which will be controlled by condition. The screens would ensure compliance with policy EN2.
- 24 Other windows proposed to the northern elevation include dormer windows at first floor level to serve the first floor bedrooms. These windows would look directly down the garden of the application site and would not harm neighbouring amenity. This is similarly the case for the first floor windows proposed in the front elevation.
- 25 In the light of the above considerations, I am satisfied that the proposal will not result in overlooking or loss of privacy to the neighbouring properties.

Highways and parking

- 26 Policy EN1 states that all new development should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking. Policy T2 of the ADMP, and associated appendix, states that dwellings in this location with five bedrooms require 2 independently accessible parking spaces.
- 27 Whilst there would be loss of existing parking space through the conversion of the garage to living accommodation, there is adequate parking within the front of the site to meet this need.

Community Infrastructure Levy (CIL)

- 28 This proposal is not CIL liable.

Conclusion

- 29 The works are compliant with both local and national planning policy subject to conditions.

Agenda Item 4.3

Background Papers

Site and Block Plan

Contact Officer: Hannah Donnellan Extension: 7387

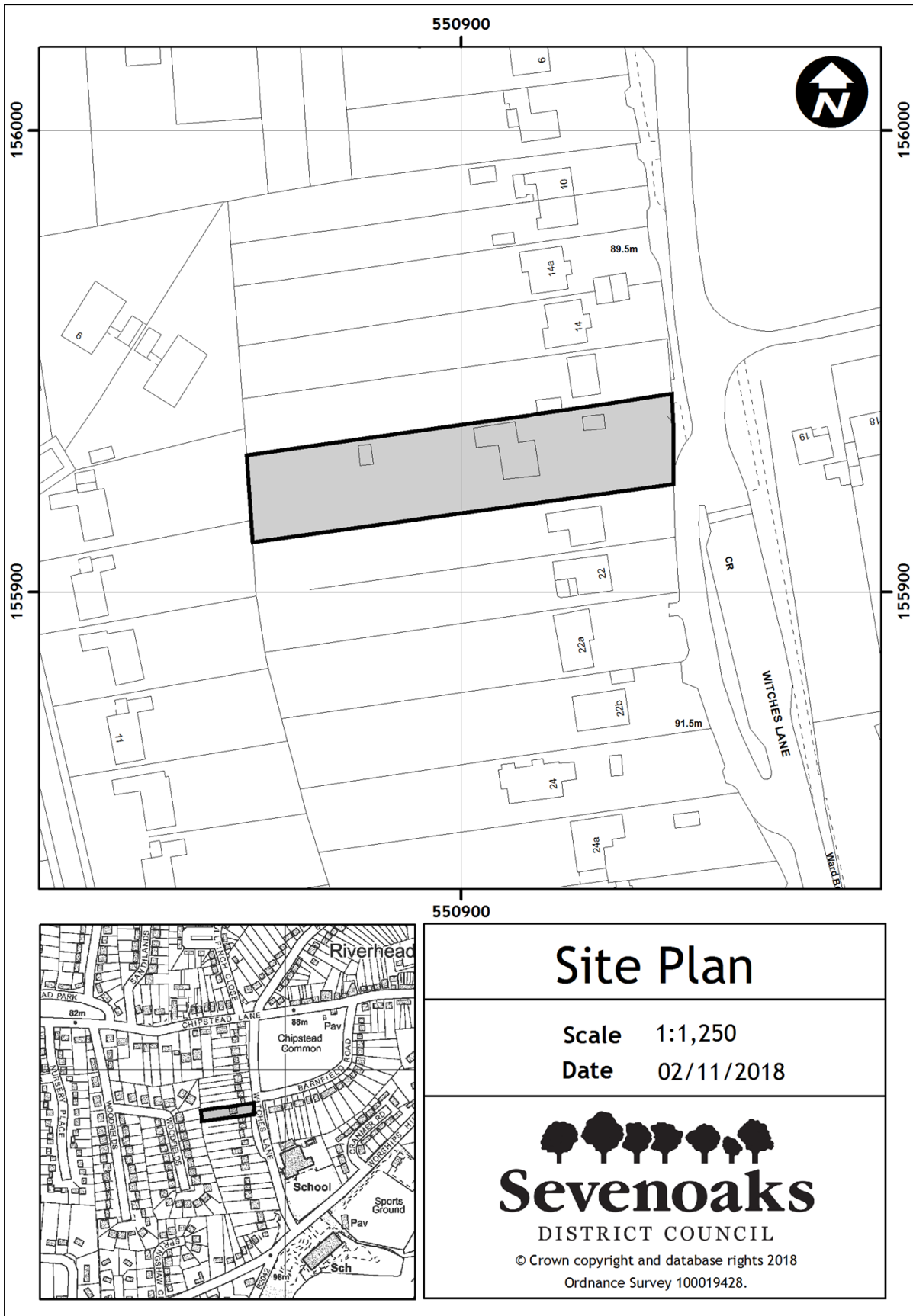
Richard Morris
Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PCDOJGBKLCX00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PCDOJGBKLCX00>



Site Plan

Scale 1:1,250

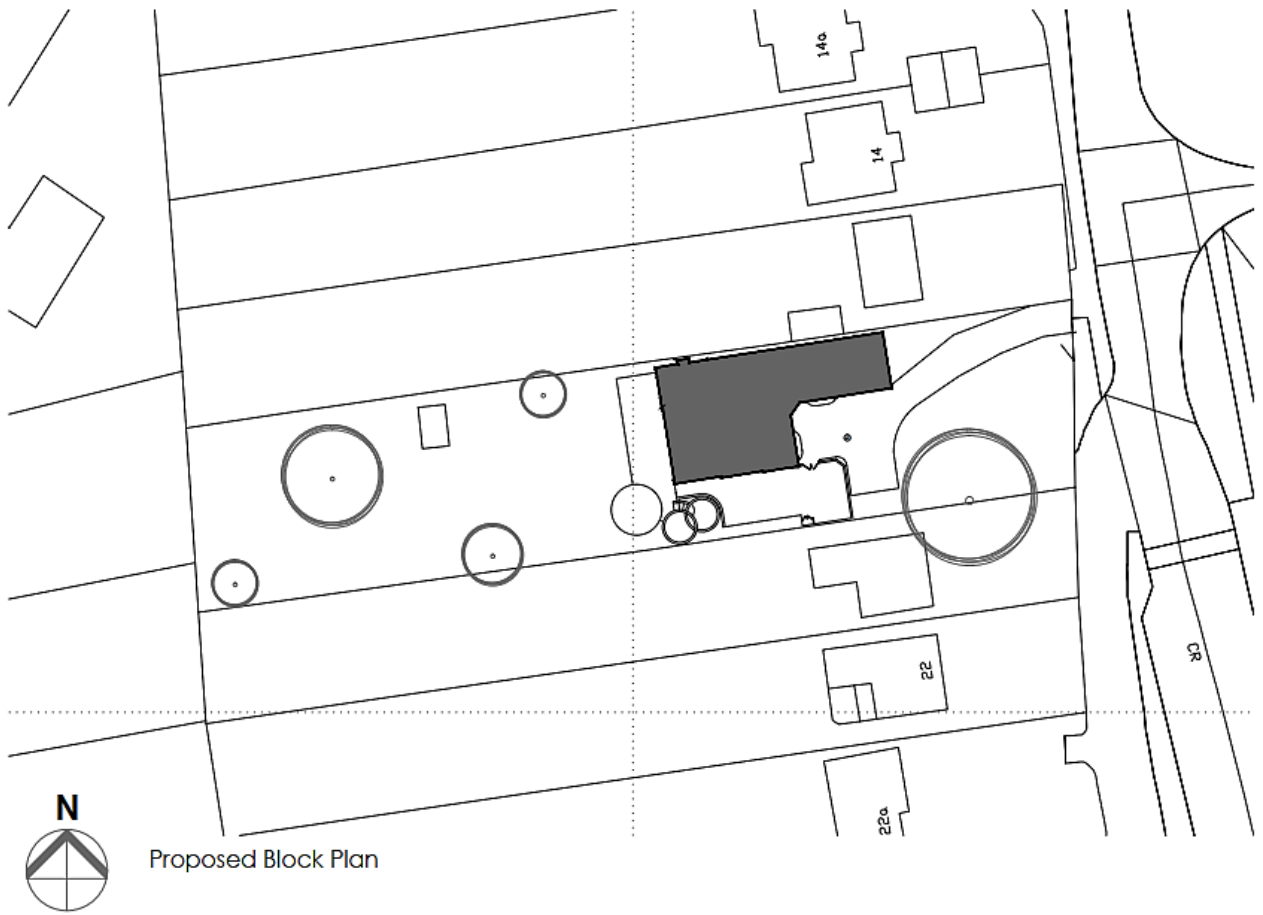
Date 02/11/2018


Sevenoaks
DISTRICT COUNCIL

© Crown copyright and database rights 2018
Ordnance Survey 100019428.

Block Plan

Agenda Item 4.3



Planning Application Information on Public Access - for applications coming to

DC Committee on Thursday 15 November 2018

4.1 18/02230/FUL Quarry House, Chipstead Lane, Sevenoaks TN13 2RG

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PBSYMLBK0L000>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PBSYMLBK0L000>

4.2 18/02012/FUL Land West of 34 Witches Lane, Riverhead, Kent TN13 2AX

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PAXTUXBKHOK00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PAXTUXBKHOK00>

4.3 18/02368/HOUSE 18 Witches Lane, Riverhead, Kent TN13 2AX

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PCDOJGBKLCX00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PCDOJGBKLCX00>

This page is intentionally left blank