

25 July 2019 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks
Despatched: 17.07.19



Development Control Committee

Membership:

Chairman, Cllr. Williamson; Vice-Chairman, Cllr. Reay
Cllrs. Ball, Barnett, Brown, Cheeseman, Perry Cole, Coleman, P. Darrington, Firth,
Hogarth, Hudson, Hunter, Layland, McGarvey, Pett, Purves, Raikes and Roy

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 4 July 2019, as a correct record.	(Pages 1 - 10)	
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 19/00946/FUL - Hurstgrove, Castle Hill, Hartley, Kent DA3 7BQ	(Pages 11 - 24)	Mike Holmes Tel: 01732 227000
4.2 19/00853/HOUSE - 61 The Moor Road, Sevenoaks Kent TN14 5ED	(Pages 25 - 34)	Alexis Stanyer Tel: 01732 227000

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, 22 July 2019.

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.

DEVELOPMENT CONTROL COMMITTEE

Minutes of the meeting held on 4 July 2019 commencing at 7.00 pm

Present: Cllr. Williamson (Chairman)

Cllr. Reay (Vice Chairman)

Cllrs. Ball, Cheeseman, Perry Cole, Coleman, P. Darrington, Hogarth, Hudson, Hunter, Layland, Purves, and Raikes

Apologies for absence were received from Cllrs. Firth, McGarvey, Pett and Roy

Cllr. Grint was also present.

8. Minutes

Resolved: That the Minutes of the meeting of the Committee held on 4 July 2019, be approved and signed as a correct record.

9. Declarations of Interest or Predetermination

There were none.

10. Declarations of Lobbying

All Councillors, except for Councillors P Darrington and Hudson declared that they had been lobbied in respect on Minute 11 - 18/03929/MMA - Watercrofts Wood, Old London Road, Badgers Mount, Kent

Reserved Planning Applications

The Committee considered the following applications:

11. 18/03929/MMA - Watercrofts Wood, Old London Road, Badgers Mount, Kent

The proposal sought permission for a minor material amendment to 16/03186/FUL - Proposed Chapel, maintenance store, access, car parking and associated landscaping. To re-position external windows and doors. As amplified by amended proposed site plan drawing received 25 April 2019.

The application had been referred to the Development Control Committee by Councillor Williamson on the grounds that that the proposals may have an unacceptable impact on the openness of the Green Belt contrary to policy.

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Development Control Committee - 4 July 2019

Members' attention was brought to the main agenda papers and late observations which amended condition 3 and included an additional condition 12.

The Committee was addressed by the following speakers:

Against the Application: -
For the Application: Neal Thompson
Parish Representative: Parish Cllr Terry Brooker
Local Member: Cllr John Grint

Members asked questions of clarification from the Officers and speakers and were advised that 5 trees were removed by a statutory undertaker and a further 8 were removed by the applicant. The Legal Officer informed Members the High Court injunction should not be taken into consideration and the application needed to be considered on its own merits.

It was moved by the Chairman and duly seconded that the recommendation within the report as altered by the late observations be agreed.

Members debated the application and considered whether a 20% increase could be considered as minor in the Green Belt.

The motion was put to vote and it was

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

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

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

- 2) The maintenance building shall not be constructed other than in accordance with the details indicated on drawing 3917_PL_07 on application SE/16/03186/FUL.

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) Within one month from the date of this decision the following information shall be submitted to the District Planning Authority for approval in writing:
 - Details of the individual tree planting indicated as part of the landscaping proposals on Proposed Site Plan drawing 3917_PL_10

Rev D, such details to specify the siting, species and size of planting.

- Details of a scheme of tree planting to the east of the access road opposite the chapel and adjacent to the proposed turning head. Such details to include the precise location, species and variety of a number of indigenous or semi-indigenous trees with a minimum 12-14cm girth as measured at 1m above ground.

The tree planting shall be implemented within 2 months of the date of approval of details.

In all other respects, the hard and soft landscaping shall be implemented in accordance with the details indicated on the Proposed Site Plan.

The landscaping and tree planting shall have a two year maintenance/watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within ten years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

To safeguard the visual amenities of the area as supported by EN1 of the Sevenoaks Allocations and Development Management Plan.

- 4) Unless in accordance with the badger survey and mitigation approved under reference 18/00144/DETAIL approved 6 March 2018, no further development shall take place until an updated badger survey has been undertaken and any potential impact from the proposals considered. Details of the results of the survey and any proposed mitigation and timetable for implementation as necessary shall be submitted to the District Planning Authority for approval in writing. Any necessary mitigation shall be undertaken in accordance with the approved details within the agreed timescale.

In the interests of the impact on protected species as supported by Government advice in the form of the National Planning Policy Framework, policy SP11 of the Council's Core Strategy.

- 5) Unless in accordance with the details approved under reference 18/00145/DETAIL approved 3 August 2018 no external lighting shall be installed on site until a "lighting design strategy for biodiversity" for the site has been submitted to and approved in writing by the local planning authority. The lighting strategy shall: a) Identify those areas/features on site that are particularly sensitive for badgers and bats and that are

likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory; b) Show how and where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory. No external lighting shall be installed on the building or within the site other than in accordance with the specifications and locations set out in the strategy and these shall be maintained thereafter in accordance with the approved details.

In the interests of the impact on protected species as supported by Government advice in the form of the National Planning Policy framework, policy SP11 of the Council's Core Strategy.

- 6) Any further measures required in regard to the control and mitigation of Japanese Knotweed on the site shall be carried out in accordance with the details approved under reference 18/00146/DETAIL dated 6 March 2018.

In the interests of the ecology of the site as supported by Government advice in the form of the National Planning Policy Framework, policy SP11 of the Council's Core Strategy.

- 7) The Construction Management Plan approved under reference 18/00149/DETAIL dated 31 May 2018 shall be adhered to throughout the remaining construction period.

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

- 8) The 2.4m by 120m sightline indicated on drawing 3917_PL_04 approved under reference 16/03186/FUL dated 27 January 2017 shall be provided and maintained in accordance with the approved drawing and there shall at no time be any obstructions over 1m above the carriageway within the splays.

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

- 9) Prior to occupation of the development details of the size, design and materials of the bin storage shall be submitted to the District Planning Authority for approval in writing. No bin storage shall be provided other than in accordance with the approved details.

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

- 10) The details relating to minimising the risk of crime on the site shall be implemented in accordance with the details approved under reference 18/00150/DETAIL dated 31 May 2018.

In the interest of Security, Crime Prevention and Community Safety as supported by the National Planning Policy Framework and Policy EN1 of the Allocations and Development Management Plan.

- 11) For the avoidance of doubt the information to which this decision relates is as follows: Drawing Nos.: 3917_PL_02 C, PL_10 D, PL_13 C; Willow Town & Country Planning Ltd. Planning Statement and BHD Supporting Statement.

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

- 12) Within one month of the date of this decision, details of which specific ecological enhancements are to be implemented out of the variety recommended in the Landscape Planning Ltd. Preliminary Ecological Appraisal approved under application reference 16/03186/FUL, together with a timetable for implementation, shall be submitted to the District Planning Authority for approval in writing. The approved enhancements shall be implemented in accordance with the approved details.

To safeguard the ecological interests of the site as supported by EN1 of the Sevenoaks Allocations and Development Management Plan and policy SP11 of the Council's Core Strategy.

Informative

The applicant is advised that no removal of hedgerows, trees or shrubs should take place between 1st March and 31st August inclusive to avoid any damage or disturbance to nesting birds.

12. 19/00353/FUL - Woodlands Farm, Otford Lane, Halstead, Kent TN14 7EF

The proposal sought permission for the demolition of existing dwelling and construction of a new replacement dwelling. Construction of garages and pool house. The application had been referred to Development Control Committee by Councillor Grint on the grounds that the proposed development was inappropriate in the Green Belt and harmful to its openness.

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Development Control Committee - 4 July 2019

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application: -
For the Application: -
Parish Representative: Parish Cllr Terry Brooker
Local Member: Cllr John Grint

Members asked questions of clarification from the Officers and were advised that legislation provided permitted development rights regardless of whether a property was situated in the Green Belt, and therefore the Council's 50% policy could not be applied to the permitted development.

The Chairman moved and it was duly seconded that the recommendation within the report be agreed.

Members debated the application and discussed the size, scale and bulk of the application and whether the impact would be greater than the works that could be carried out under Permitted Development. It was noted by Members that Permitted Development rights would be removed should the application be granted.

The motion was put to the vote and it was

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

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

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

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 15-01_P001/A, 15-01_P002, 15-01_P003/A, 15-01_P004/A, 15-01_P005/A.

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

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting those Orders) no development falling within Classes A, B, C, D or E of Part 1 of Schedule 2 to the said Order shall be carried out without the prior consent in writing of the Local Planning Authority.

To protect the openness of the Green Belt and the purposes of including land within the Green Belt, and to comply with policy GB1 of the ADMP and the aims of the NPPF.

- 4) The biodiversity enhancements detailed in the letter from Greenlink Ecology dated 26th March 2019 shall be implemented in full in the first planting season following the completion of the development.

To ensure the development delivers appropriate biodiversity enhancements and to comply with policy SP11 of the Core Strategy.

- 5) Prior to the commencement of the construction of the garage, details of a no-dig method of construction for the garage and its associated utilities, designed to protect the roots of the Oak tree shall be submitted to and approved in writing by the Local Planning Authority. The construction shall take place only in accordance with the approved details.

To ensure the protection of the Oak tree and to comply with policy EN1 of the ADMP.

- 6) Prior to the commencement of development (including any demolition) details of tree protection measures to protect the existing Oak tree shall be submitted to and approved in writing by the Local Planning Authority. The approved protection measures shall be erected prior to the commencement of works on the site and shall be maintained in accordance with the approved details until such a time that all construction works have been completed.

To ensure the protection of the Oak tree throughout the construction process and to comply with policy EN1 of the ADMP.

- 7) The pool house and garage hereby approved shall only be used in connection with main dwelling and for ancillary residential purposes.

To preserve residential amenity and local traffic conditions to comply with policies EN1 and T2 of the ADMP.

13. 17/02424/FUL - Area Of Land Between Button Street And M20 Slip Road, Button Street, Swanley, Kent

The proposal sought permission for the use of land for the stationing of caravans for residential purposes together with dayroom ancillary to that use. The application had been referred to Development Control Committee by Councillor McGarvey on the grounds that the very special circumstances did not clearly outweigh the harm to the Green Belt.

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Development Control Committee - 4 July 2019

Members' attention was brought to the main agenda papers.

The Committee was addressed by the following speakers:

Against the Application: -
For the Application: -
Parish Representation: Parish Cllr Terry Brooker
Local Member: Cllr Brian Carroll (on behalf of Cllr McGarvey)

Members asked questions of clarification from the Officers.

It was moved and duly seconded that the recommendation in the report to grant planning permission be agreed.

Members discussed the lack of accepted sites within the District and that the application was from a family with school links. It was noted how the current location of the caravans was screened by fences and foliage.

The motion was put to the vote and it was

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

- 1) The occupation of the site hereby permitted shall be carried on only by Mr M Nichols and his resident dependents, whilst Mr Mark Nichols resides on the site and while he complies with the definition of gypsies and travellers set out in Annex 1 of Planning Policy for Traveller Sites August 2015.

Given that the very special circumstances in this case which clearly outweigh the harm to the openness of the Green Belt and any other harm expressly relate to Mr M Nichols and in accordance with Planning Policy For Traveller Sites August 2015.

- 2) There shall be no more than one pitch on the land and on the pitch hereby approved no more than 2 caravans (as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968 as amended) shall be stationed on the site at any time, of which only 1 caravan shall be a static caravan, together with the single associated amenity building.

In order to protect the openness of the Green Belt and character of the area as supported by Government Guidance in the form of the National Planning Policy Framework, policy L08 of the Council's Core Strategy and policies EN1 and EN5 of the Allocations and Development Management Plan.

- 3) No commercial activities shall take place on the land, including the storage of materials.

In order to protect the openness of the Green Belt and character of the area as supported by Government Guidance in the form of the National Planning Policy Framework and to preserve the visual appearance of the area as supported by EN1 and EN5 of the Sevenoaks Allocations and Development Management Plan.

- 4) Notwithstanding the provisions of Part 5 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) (or any order revoking and re-enacting that Order with or without modification), no other buildings other than the two caravans and utility/day room shall be erected on the site without the written approval of the local planning authority.

To prevent inappropriate development within the Green Belt as supported by the National Planning Policy Framework and policy SP6 of the Council's Core Strategy.

- 5) Within 2 months of the date of this decision, full details of the acoustic fence shall be submitted to the District Planning Authority for approval in writing. Such details to include the precise siting, method of construction and density of the fence. The acoustic fence shall be erected in accordance with the approved details within a period of two months from the date of approval and maintained as approved thereafter.

In the interests of the residential amenities of the occupiers of the site as supported by policy EN7 of the Council's Allocations and Development Management Plan.

- 6) For the avoidance of doubt the information to which this decision relates is as follows: Drawing Nos.: 15_757_001, 002 A, 003 A, 004 A and REC Air quality Assessment dated March 2019 and Ned Johnson Acoustic Consultants - Acoustic Assessment of Noise at Pedham Stables.

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

- 7) When the land ceases to be occupied by Mr Mark Nichols and his resident dependants, the use hereby permitted shall cease and all caravans and structures, materials and equipment brought onto or erected upon the land, or works undertaken to it in connection with that use, shall be removed and the land shall be restored to its condition before the work took place.

Given that the very special circumstances in this case which clearly outweigh the harm to the Green Belt and any other harm expressly relate to Mr M Nichols and in accordance with Planning Policy for Traveller Sites 2015.

THE MEETING WAS CONCLUDED AT 8.27 PM

CHAIRMAN

4.1 19/00946/FUL

Date expired 7 June 2019

Proposal: Demolition of existing buildings and structures. Erection of a detached single storey dwelling. Improvements to access.

Location: Hurstgrove, Castle Hill, Hartley, Kent DA3 7BQ

Ward(s): Fawkham & West Kingsdown

Item for decision

This application has been referred to the Development Control Committee by Councillor Parkin on the grounds that she is of the view that the proposal represents appropriate development in the Green Belt.

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

The land lies within the Metropolitan Green Belt where strict policies of restraint apply. The proposal would be inappropriate development harmful to the maintenance of the character of the Green Belt and to its openness. The Council does not consider that the special circumstances relevant in this case are sufficient to justify overriding the National Planning Policy Framework and policy L01 of the Sevenoaks Core Strategy.

Informatives

1) The proposed development has been assessed and it is the Council's view that the CIL IS PAYABLE. Should this decision be appealed and the appeal is allowed full details will be set out in the CIL Liability Notice which will be issued as soon as possible after the appeal decision is issued. Further information can be found here:

<http://www.sevenoaks.gov.uk/services/housing/planning/planning-applications/community-infrastructure-levy-cil>

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.

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Description of proposal

- 1 The application seeks the approval of the demolition of the existing buildings and structures that are situated on the site and the erection of a new detached bungalow.
- 2 The existing outbuildings and structures comprise an office and store, a utility shed, a large low-level tank and a large pond. The applicant states that the historic use of the site was for the breeding of ornamental fish.
- 3 On site the office and store has the appearance of a garage, the utility shed is an open sided structure of little bulk, mass and form, and the filtration plant shown on the submitted plans does not appear to exist.
- 4 The proposed bungalow would be sited directly to the rear of Hurstgrove and Melbury, the adjoining property to the east of Hurstgrove. It would have an L-shaped footprint with maximum dimensions of approximately 15m by 12m. The bungalow would have an eaves height of 2.7m and a maximum ridge height of 5.6m.
- 5 The bungalow would have a traditional appearance in terms of its design, with a pitched roof and hip ends, and would be finished in facing brickwork and plain roof tiles.
- 6 The site would continue to be accessed via the existing driveway that serves the site and runs between Hurstgrove and Rosemont the adjoining property to the west. The access would be improved at the entrance to the site so that it became separate to the access to Hurstgrove and is indicated as being used as a passing place for the lane.

Description of site

- 7 The application site comprises a triangular piece of land to the rear of a number of properties on Castle Hill. A public footpath lines the western boundary of the site.
- 8 As noted above, the site is occupied by a number of single storey buildings and low-level structures. The levels of the site rise gently along the access driveway through to the southern corner of the site.

Constraints

- 9 The site lies within the Metropolitan Green Belt and a Source Protection Zone, and as noted above a public footpath lines the western boundary of the site. An Area of Archaeological Potential is located just to the north of the site.

Policies

- 10 Core Strategy (CS)
 - LO1 Distribution of Development
 - LO8 The Countryside and the Rural Economy
 - SP1 Design of New Development and Conservation

- SP5 Housing Size and Type
- SP7 Density of Housing Development
- SP11 Biodiversity
-

11 Allocations and Development Management (ADMP)

- SC1 Presumption in Favour of Sustainable Development
- EN1 Design Principles
- EN2 Amenity Protection
- T2 Vehicle Parking
- T3 Provision of Electrical Vehicle Charging Points

12 Other

- National Planning Policy Framework (NPPF)

Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.

Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁶; or
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
 - Footnote 6 (see reference above) relates to policies including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.
- Development in the Green Belt Supplementary Planning Document (SPD)

Planning history

- 13 19/00130/FUL Demolition of existing buildings and structures. Erection of a detached single storey dwelling. Alterations to access - Withdrawn.

This application was very similar to the current application, the main difference being the siting of the new bungalow within the plot. As part of this previous application, it was shown to be located closer to the end of the access drive. The application was withdrawn following the case officer informing the applicant that the application was likely to be refused.

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Consultations

Fawkham Parish Council - 21.04.19

- 14 “Further comments: Members would expect SDC decision to reflect all current planning policies and adhere to the existing policies in this Green Belt location.

Members would not be in favour of the alterations to the frontage of the property and any loss of vegetation would create urbanisation effect and proximity to Baldwin’s Green Conservation Area. It is also concerned that the development may cause an increase in cars turning in and out onto a narrow road.”

County Biodiversity Officer - 09.05.19

- 15 No objection.

Arboricultural & Landscape Officer - 18.04.19

- 16 No objection.

County Public Rights of Way Officer - 24.04.19

- 17 No objection subject to boundary treatment to western boundary with the adjacent public footpath.

Environment Agency - 03.05.19

- 18 No objection subject to the inclusion of a number of conditions on any planning approval.

County Archaeological Officer - 28.05.19

- 19 No objection subject to the inclusion of a condition on any planning approval.

Thames Water - 23.04.19

- 20 No objection in terms of the drainage of waste.

Representations

- 21 We received eleven letters of support and one letter of objection relating to the following issues:

- Impact on the Green Belt
- Impact on highways safety
- Impact on residential amenity

Chief Planning Officer's appraisal

Principal issues

- 22 The main planning considerations are:
- Impact on the Metropolitan Green Belt
 - Impact on the character and appearance of the area
 - Impact on residential amenity
 - Impact on highways safety and parking provision
 - Impact on biodiversity
 - Impact on the public right of way
 - Impact on the Source Protection Zone and
 - The Community Infrastructure Levy (CIL).

Impact on the Metropolitan Green Belt

- 23 As set out in paragraph 133 of the NPPF, the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
- 24 Paragraph 134 of the NPPF sets out the five purposes that the Green Belt serves. These include assisting in safeguarding the countryside from encroachment.
- 25 Paragraph 145 of the NPPF states that new buildings in the Green Belt are inappropriate development. There are some exceptions to this, such as limited infilling in villages and the complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt than the existing development.
- 26 Paragraph 143 states that 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 Paragraph 144 of the NPPF advises we 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. Therefore, the harm in principal to the Green Belt remains even if there is no further harm to openness because of the development.
- 28 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 principal to the Green Belt from inappropriate development.
- 29 The NPPF does not provide a definition of 'limited infill'. However, our Development in the Green Belt SPD provides more information on our interpretation of the term. This states that we define limited infill development as the completion of an otherwise substantially built up

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frontage by the filling of a narrow gap normally capable of taking one or two dwellings only. A substantially built up frontage is defined as an otherwise continuous and largely uninterrupted built frontage of several dwellings visible within the street scene.

- 30 The SPD goes on to explain that for settlements where a Green Belt boundary has been defined, which includes Hartley, the boundary usually marks the edge of the settlement where there is a break in development or a change in character to more loose-knit development. Where this is the case, infill development beyond a defined settlement boundary would compromise the purposes of the Green Belt and would constitute inappropriate development.
- 31 Inspectors have supported these definitions, and our approach to the assessment of limited infill.
- 32 Policy LO1 of the Core Strategy states that development will only take place where it is compatible with policies for protecting the Green Belt.
- 33 In this instance, the proposal comprises the development of a piece of land to the rear of the ribbon of development that lines this side of the lane. This is not, therefore, the completion of an otherwise substantially built up frontage.
- 34 The applicant links the site to the village of Fawkham. I would acknowledge that the site lies within the Parish of Fawkham. However, due to its location, approximately 350m west of the Green Belt boundary surrounding Hartley, I would assess the proposal on its association with Hartley instead of Fawkham.
- 35 The Green Belt boundary of Hartley clearly marks a break in development and a change in character to more loose-knit development. As noted above, from the Green Belt boundary development only lines the southern side of Castle Hill, whilst the northern side of the lane is mainly made up of open fields and small wooded areas.
- 36 Therefore, the proposal cannot be considered limited infilling in a village.
- 37 Turning to the second element of the NPPF that the applicant believes confirms that the development is appropriate in the Green Belt, I would accept that the site falls within the definition of previously developed land held in the NPPF.
- 38 The definition of previously development land is given as being -
- “Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments;

and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

- 39 The site falls within this definition since it possesses a number of buildings and structures that are permanent and the historic use of the land was for commercial purposes.
- 40 However, contrary to what the applicant argues, the new bungalow would have a significantly greater impact on the openness of the area compared with the existing development.
- 41 I would acknowledge that the footprint of the development would be reduced compared with the existing development that exists across the site. The applicant has also claimed that the volume of development would be reduced. However, they have included both above ground and below ground volume in their calculation of the existing volume of development. Taking the below ground volume away the existing and proposed volumes are similar, with the proposed volume being approximately 20m³ larger than the existing.
- 42 In addition to the increase in volume, the bungalow would be 3m greater in maximum height compared with the existing office/store building, 3.6m higher than the open sided shed and 4m higher than the maximum height of the low-level tank.
- 43 This demonstrates that the bulk, mass and form of the proposed bungalow would push the bulk, mass and form of the existing buildings upwards, which would be harmful to the openness of the area.
- 44 Therefore, the scheme cannot be considered as an appropriate redevelopment of previously developed land.
- 45 Overall, the proposal comprises inappropriate development that would be harmful to the open character of the area. In addition, the development would fail to safeguard the countryside from encroachment. The development is therefore contrary to the NPPF and policy LO1 of the Core Strategy.
- 46 The applicant is of the belief that the development is appropriate in the Green Belt and so has offered no very special circumstances to justify the harm that the proposal represents.
- 47 In this case, there are material considerations that may amount to or contribute to a case for very special circumstances. This issue is considered in more detail later in this report.

Impact on the character and appearance of the area

- 48 Policy SP1 of the Core Strategy and policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.

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- 49 The site is positioned to the rear of dwellings that line Castle Hill and possess a mixed character in terms of their design and appearance. Two storey properties stand next to bungalows and a range of architectural features and materials exist to the exterior of the dwellings. Some dwellings are also located to the rear of the established ribbon of development that lines the lane.
- 50 The proposed development would be similar in design to other dwellings in the area, with the introduction of bungalow to the rear of those properties that line the lane and would be finished with brickwork and roof tiles. Yellow stock brickwork and slate tiles are indicated on the plans but the details of materials could be conditioned to ensure that appropriate materials are utilised.
- 51 I am satisfied that the design approach is acceptable since it is of a bulk, mass and scale that respects the character of the area. The design would ensure that the building would remain subservient in appearance and not overly dominant.
- 52 The proposal does not comprise an overdevelopment of the site since the property would sit comfortably within the plot and the size of the property is in proportion with the size of the site.
- 53 I am therefore of the opinion that the proposal would preserve the character and appearance of the area in accordance with the NPPF, policy SP1 of the Core Strategy and policy EN1 of the ADMP.

Impact on residential amenity

- 54 Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development.
- 55 The neighbouring properties potentially most affected by the proposed development would be those that are adjacent to the site. These include Hurstgrove itself, Rosemont, Melbury, Sunset Towers, Ivydene, Quantocks and Hillside Cottage.
- 56 The proposed bungalow would be situated a minimum of 35m from the adjoining properties and the two parking spaces proposed to serve the development would be a minimum of 20m from the nearest neighbouring dwelling.
- 57 At these distances the occupiers of the adjacent properties would not be subject to excessive noise, vibration, odour, air pollution, activity or vehicle movements, overlooking or visual intrusion, or a loss of privacy or light enjoyed by the occupiers of nearby properties.
- 58 The driveway that serves the site runs alongside Hurstgrove and Rosemont. However, this driveway exists and its current unrestricted use is comparable to that of the use of a single dwelling house. As such, I do not believe that the use of the driveway would cause a detrimental impact on the occupiers of Hurstgrove and Rosemont.

- 59 Due to the generous plot size and distances of separation to neighbouring properties I am satisfied that the future occupiers of the development would be provided with adequate residential amenities.
- 60 Overall, I would therefore conclude that the proposed development would be in accordance with the NPPF and policy EN2 of the ADMP.

Impact on highways safety and parking provision

- 61 Policy EN1 of the ADMP states that all new development should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking. Policy T2 of the ADMP states that dwellings in this location with three bedrooms require two parking spaces.
- 62 Policy T3 of the ADMP states that electrical vehicle charging points should be provided within new residential developments to promote sustainability and mitigate climate change.
- 63 The continued use of the existing vehicular access that serves the site is wholly acceptable. The width of the driveway of approximately 4m, exceeds the required width for emergence vehicles.
- 64 Improvements are also referred to and further details of these can be sought by condition. The development also includes the provision of a minimum of two parking spaces.
- 65 Reference is made to the provision of a passing place adjacent to the highway. This is not a policy requirement and is something being offered by the applicant.
- 66 No reference is made to an electrical charging point to serve the property. However, this matter can be dealt with by way of condition.
- 67 In conclusion, the proposal would preserve highways safety and provide sufficient parking in compliance with the NPPF and policies EN1, T2 and T3 of the ADMP.

Impact on biodiversity

- 68 Policy SP11 of the Core Strategy states that the biodiversity of the District will be conserved and opportunities sought for enhancements to ensure no net loss of biodiversity.
- 69 The County Biodiversity Officer has raised no objection to the scheme and ecological enhancements can be sought by way of condition.
- 70 Therefore, the development would be in accordance with the NPPF and policy SP11 of the ADMP.

Impact on the public right of way

- 71 The public footpath right of way lies a minimum of 10m from the new dwelling. At this distance, the use of the footpath would not be impacted upon.

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Impact on the Source Protection Zone

- 72 The Environment Agency has provided comment on the application and suggested a number of conditions, including those relating to mitigating any potential impacts to the Source Protection Zone. Provided these conditions are complied with, the Source Protection Zone would not be affected.

CIL

- 73 This proposal is CIL liable and a claim for exemption has been received.

Assessment of any very special circumstances

- 74 As noted above, paragraph 144 of the NPPF states that when considering any planning application, we 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.

- 75 Possible very special circumstances - these can be summarised as:

- Decrease in the footprint of development on the site
- The provision of a passing place to serve Castle Hill
- Housing land supply

- 76 The harm in this case has been identified as:

- The harm in principal 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.

- 77 The proposed decrease in the footprint of development on the site has already been considered above. This was not sufficient to make the development appropriate in the Green Belt and so I would give limited weight to this matter and no benefits to the openness of the Green Belt.

- 78 The provision of a passing place within the site to serve Castel Hill may improve highways safety along this stretch of the lane. However, no mention is made to allow the adoption of the passing place by the Highway Authority and so the control of the availability of the passing place would remain with the landowner, providing no guarantee that it would be provided in perpetuity. I would therefore afford limited weight to this matter.

- 79 Finally, the applicant has argued that we are unable to demonstrate a five-year housing land supply. This is incorrect since the applicant is referring to evidence that has now been superseded by evidence collected through the process of drafting our Local Plan, which has now been submitted to the Inspector. This evidence suggests that we can now demonstrate a housing land supply of 5.3 years. Whilst this is yet to be fully tested, I would afford limited weight to the applicant's assertion.

- 80 Overall, in reviewing the extent of harm and the potential very special circumstances, it is concluded that the cumulative limited weight attached to the circumstances in this instance would not clearly outweigh the harm in principle to the Green Belt from inappropriate development and the harm to openness.

Conclusion

- 81 I consider that the proposed development represents inappropriate development in the Metropolitan Green Belt and no very special circumstances exist in this instance that clearly outweigh the harm the scheme represents. Consequently, the proposal is not fully in accordance with the development plan.

Recommendation

- 82 It is therefore recommended that this application be refused.

Background papers

Site and block plan.

Contact Officer(s): Mike Holmes Contact: 01732 227000

Richard Morris
Chief Planning Officer

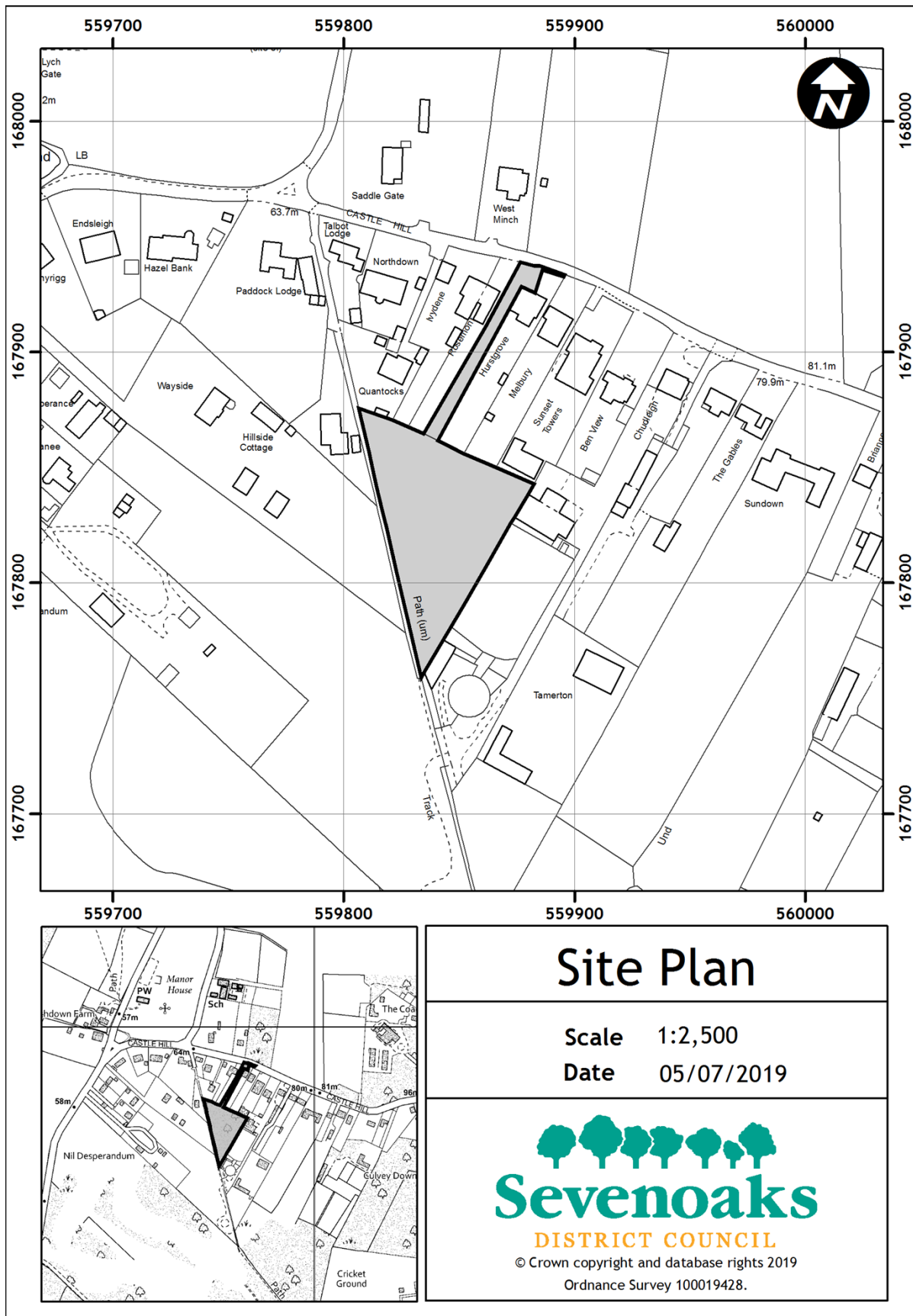
Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PP35ZJBKGY000>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PP35ZJBKGY000>

Agenda Item 4.1



Site Plan

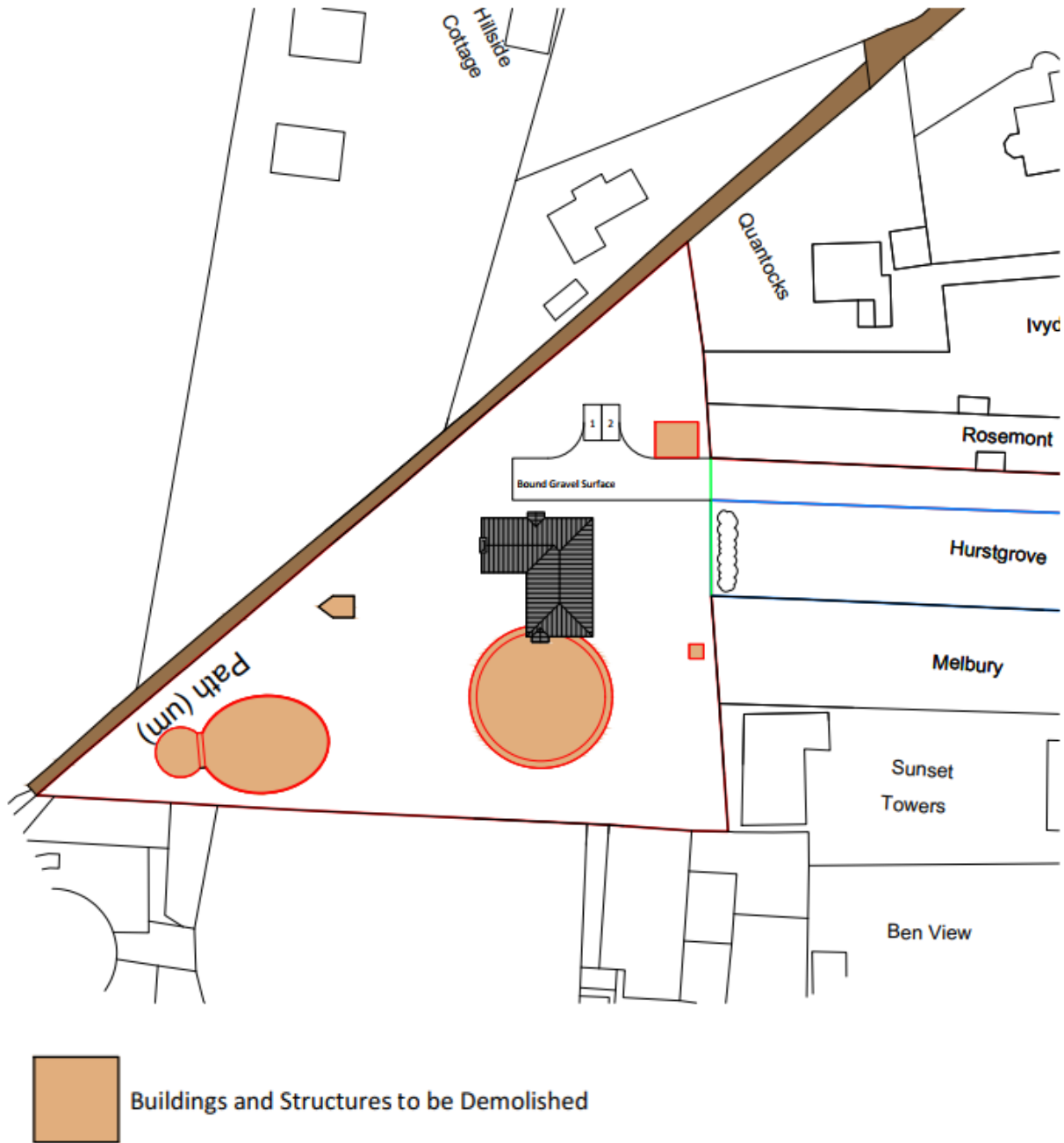
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Date 05/07/2019



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Proposed Block Plan



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4.2 19/00853/HOUSE Revised expiry date 17 June 2019

Proposal: Proposed demolition of existing rear extension at ground floor; proposed new rear extension at ground floor with rooflight; proposed first floor rear extension; proposed garage conversion and rear ground floor extension with rooflight.

Location: 61 The Moor Road, Sevenoaks, Kent TN14 5ED

Ward(s): Sevenoaks Northern

Item for decision

This application has been referred to the Development Control Committee by Councillor Canet, who feels that the proposal will set a precedent for the terrace as it would be the only double height rear extension in The Moor Road.

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: Block Plan Rev A, SP1225-19-PL02 Rev C and the red edged site location plan

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

3) The materials to be used in the construction of the development shall be those indicated on the following approved plans and details: Block Plan Rev ASP1225-19-PL02 Rev B Red edged site location plan

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

4) The four first floor windows in the southern side elevation of the approved extension and the house shall be obscure glazed and non-openable at all times, unless above 1.7m above the internal floor level.

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

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 subject property is a two-storey end-terraced property of brick construction with a hipped roof, mono-pitched front extension and front porch projection. The property benefits from a paved front driveway and a rear garden. The properties that are located in the vicinity are of a similar size and architectural style. All of the properties along The Moor Road back on to an access road serving a line of garages and outbuildings belonging to the residents of both The Moor Road and Cramptons Road. The dwelling is located in a residential area within the urban confines of Sevenoaks.

Description of proposal

- 2 The proposal is for the demolition of the existing rear extension in order to facilitate the erection of a two-storey rear extension. The proposed first floor element of the proposal is to be set in from the boundary with 59 The Moor Road. The proposed rear extension will allow for the creation of a new kitchen/dining room, bathroom, utility and TV area on the ground floor and for a new master bedroom, en-suite bathroom and enlarged fourth bedroom on the first floor. The proposal also allows for the conversion of the existing garage to an office and playroom and for its extension towards the rear site boundary.

Relevant planning history

- 3 N/A

Policies

- 4 Sevenoaks Core Strategy (CS)
 - SP1 Design of New Development and Conservation
 - LO2 Development in the Sevenoaks Urban Area
- 5 Allocations and Development Management Plan (ADMP)
 - EN1 Design Principles

- EN2 Amenity Protection
- SC1 Presumption in Favour of Sustainable Development
- T2 Vehicle Parking

6 Other

- National Planning Policy Framework
- Residential Extensions Supplementary Planning Document (SPD)
- Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD)

Relevant constraints

7 Urban Confines

8 Source Protection Zone

Consultations

Sevenoaks Town Council

9 Recommend approval.

Representations

10 Ten representations have been received, four of which are in favour of the proposal and six of which object to the proposal on the following grounds:

- Excessive scale/mass/density
- Loss of privacy
- Loss of daylight/sunlight
- Harm to the character and appearance of the area
- Outlook
- Concerns relating to the potential impact upon access to the existing neighbouring garages
- Concerns relating to the impairment of existing easements/rights of way over the rear access road

Chief Planning Officer's appraisal

11 The main planning considerations are:

Impact on the design and the character of the area

12 Policies LO2 and SP1 of the Core Strategy and Policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.

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- 13 According to the Sevenoaks District Council Residential Character Area assessment, the property is located within area K12. The properties in this area and in the road are described as being of uniform character and design. The rear access road is described as being of informal character and accessible via a network of footpaths and alleyways, which are part of the distinctive character of the area. Any new development is expected to respect the regular building lines and to ensure that mature trees and open spaces are retained.
- 14 As mentioned above, the property in this case has been previously extended at the rear by 5.8 metres x 2.2 metres at ground floor level and this is to be replaced with a two-storey extension measuring approximately 5 metres x 5.8 metres. The first floor element of the proposal is slightly less wide and set in from the boundary with 59 The Moor Road so that it measures approximately 3.8 metres in width and 4.5 metres in depth. The proposal also includes the conversion of the existing garage to an office/playroom and its extension at the rear by approximately 1 metre.
- 15 As far as the potential impact upon the character and appearance of the property is concerned, the proposed extension would project to the rear of the house and would only be viewed at an oblique angle from the street, through the gap between the application site and the neighbouring property at 63 The Moor Road. Consequently, it is unlikely to have a negative effect upon the character and appearance of the street scene since it would not be largely visible from The Moor Road.
- 16 The roof of the proposed extension has been designed to sit below the ridgeline of the existing property so that it appears subservient to the main property. The length of the first floor element of the extension has been reduced by 0.5 metres to reduce its bulk and visual impact as well as its potential impact upon the neighbouring buildings.
- 17 The materials proposed would be in keeping with those used in the construction of the existing property and they should help to ensure that the extension does not look out of place. The proposed new windows along the side and rear elevations also appear to follow the line and style of the existing fenestration.
- 18 I note that some concerns have been expressed as to the potential for establishing a precedent for two-storey rear extensions in the road. However, the subject property can be set apart from the neighbouring plots by virtue of the fact that the title includes the grass track, which runs between 61 and 63 The Moor Road. Consequently, the property is situated on a larger plot than the neighbouring houses where the additional land between 61 and 63 The Moor Road allows the proposed development to meet the requirements of the 45-degree test. Most of the other properties in the road do not benefit from the additional land to the side. Consequently, I do not consider that the proposal is likely to set a precedent for two-storey development in the road. In addition, each application is assessed on its own merits.

- 19 With regards to the proposed conversion of the existing garage to an office and playroom and the proposed extension towards the rear site boundary, the proposal adds a rear projection of approximately 1 metre. The height of the garage is to remain the same and whilst the garage is sizeable and would sit forward of the other garages, the proposed extension would only increase its size by 1 metre. Therefore, the proposed alterations are not considered to be so extensive as to make the proposal unacceptable in terms of the resultant bulk and scale of the building. In addition, the informal nature of the roadway is such that the existing development does not appear to be uniform along the road.
- 20 The Sevenoaks District Council Residential Extensions SPD states that the scale and form of an extension should respond positively to the features of the area, which contribute to the local distinctive character and sense of place in terms of its scale, proportion and height. It should also fit unobtrusively with the existing property and its setting and not have an overbearing effect on the original building or the street scene.
- 21 With regards to rear extensions, it states that the acceptable depth and height of a rear extension will be determined by the ground levels, distance from the boundaries and the size of the neighbouring garden and that on average in the case of terraced properties they should generally extend no more than 3 metres from the rear elevation. In the case of outbuildings, it states that they should be clearly ancillary to the property and sit behind the front building line.
- 22 In this case, the proposed two-storey extension would be set back from the neighbouring boundaries on both sides at first floor level and it is not considered to have such an overbearing effect upon the subject property as to render the proposal unacceptable. It would also be sited at the rear so would not impact the character and appearance of the road as it would not be largely visible from the front of the property. The existing outbuilding remains ancillary to the main dwelling even though it would be 1 metre longer at the rear and it would remain at the rear of the property.
- 23 Taking the above into account, it is considered that the proposed two-storey rear extension and rear extension and conversion of the existing garage meet the requirements of Policy EN1 of the ADMP.

Impact on the neighbouring amenity

- 24 Policy EN2 of the ADMP requires proposals to safeguard the residential amenities of existing and future occupants of any properties that are situated in the vicinity. Consequently regard must be had to and excessive noise, odour, overlooking or visual intrusion. The Residential Extensions SPD recommends that a 45-degree test is undertaken for a loss of light to neighbouring dwellings, based on BRE guidance.
- 25 The dwelling has been erected on a rectangular plot and the property sits approximately 17 metres from the rear site boundary.

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- 26 With regards to the potential for overlooking and a loss of privacy, three new windows and a set of bi-fold doors are to be added along the rear elevation and six new windows are to be added along the side elevation.
- 27 The proposed new windows and bi-fold doors along the rear elevation would all face directly towards the rear garden of the subject property and towards the existing garage building. Whilst the proposed new first floor glazing may afford oblique views to the gardens of the neighbouring properties, the potential views afforded are considered no more harmful than the views afforded from the existing windows at first floor level.
- 28 In terms of the proposed new glazing along the side elevation, all of the new proposed windows would face directly on to the access road and on to the boundary with 63 The Moor Road. However, the plans indicate that three of the four windows at first floor level and both of the proposed ground floor windows are to be obscure glazed. The plans provided indicate that the fourth window at first floor level would serve the stairs leading down to the ground floor so it would not serve a habitable room.
- 29 I believe that all new windows along the side elevation should be obscure glazed, fixed shut and maintained as such thereafter. This can be controlled by way of condition and would result in no loss of privacy to neighbouring properties.
- 30 With regards to the proposed garage conversion, the design proposal includes the addition of a new window and door along the eastern elevation and the addition of two rooflights. However, the window and door replace an existing window and door in a similar location and both face directly on to the rear garden of subject property. Owing to the existing boundary treatments in place, they should not result in an unreasonable degree of overlooking. With regards to the proposed rooflights, these will be located at a high level on the roof of the outbuilding and should not present any opportunity for affording views to neighbouring properties.
- 31 In terms of the potential for a loss of daylight, the proposal fails the 45-degree test on plan but it passes on elevation. Consequently, as it must fail on both plan and elevation in order to fail the test, the proposal is considered to pass the 45-degree test. With regards to the potential for a loss of sunlight, owing to the site orientation and the sun's trajectory it is not anticipated that the proposal will result in an unreasonable loss of sunlight to neighbouring properties.
- 32 As a result of the above, I am satisfied that the alterations should not result in overlooking, unreasonable loss of light or create privacy issues for those occupying the neighbouring properties and that the proposal accords with policy EN2 of the ADMP.

Impact on highways safety and parking provision

- 33 Policy EN1 of the ADMP states that all new development should provide satisfactory means of access for vehicles and pedestrians and provide

adequate parking. Policy T2 of the ADMP states that parking provision should be in accordance with KCC guidance. KCC guidance states that dwellings in this location with four bedrooms require two parking spaces.

- 34 Noting the concerns expressed regarding the potential access issues, I have measured the distance between the rear wall of the proposed garage and the nearest neighbouring garage opposite. The distance measures approximately 5 metres. The Kent County Council Vehicle Crossing Guidance recommends a distance of 6 metres where the parking area is in front of a garage.
- 35 However, the applicant is not intending to use the garage for the parking of a vehicle. The application proposes its conversion to an office and playroom and so, for the purpose of this planning assessment, highway safety issues would not apply, as I would only be able to reference the guidance if the applicant was intending to use it as a garage.
- 36 The existing driveway provides parking for two vehicles on an area of hardstanding in front of the property. In accordance with Policy T2, the proposed development allows for the retention of the two parking spaces at the front of the property and the proposal therefore allows for compliance with the policy requirements.
- 37 Any resultant issues with regards to easements and access to neighbouring plots are civil matters and would need to be pursued outside of the planning arena. It is also the case that the works would be carried out on private land, where we are not able to control matters of access.
- 38 Overall, the development complies with policies EN1 and T2 of the ADMP.

Source Protection Zone

- 39 The footprint of the development is modest in nature compared with the footprint of the existing house and so it is not considered that the works to create the extension would impact the Source Protection Zone.

Community Infrastructure Levy (CIL)

- 40 The proposal is not CIL liable.

Conclusion

- 41 The application proposal for a two-storey rear extension and garage extension and conversion to an office/playroom at the rear of the site are considered to meet the requirements of the development plan.

Recommendation

- 42 It is therefore recommended that this application is granted.

Background papers

Site and block plan

Agenda Item 4.2

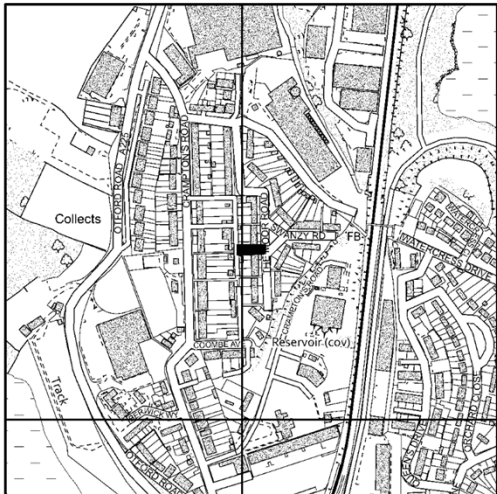
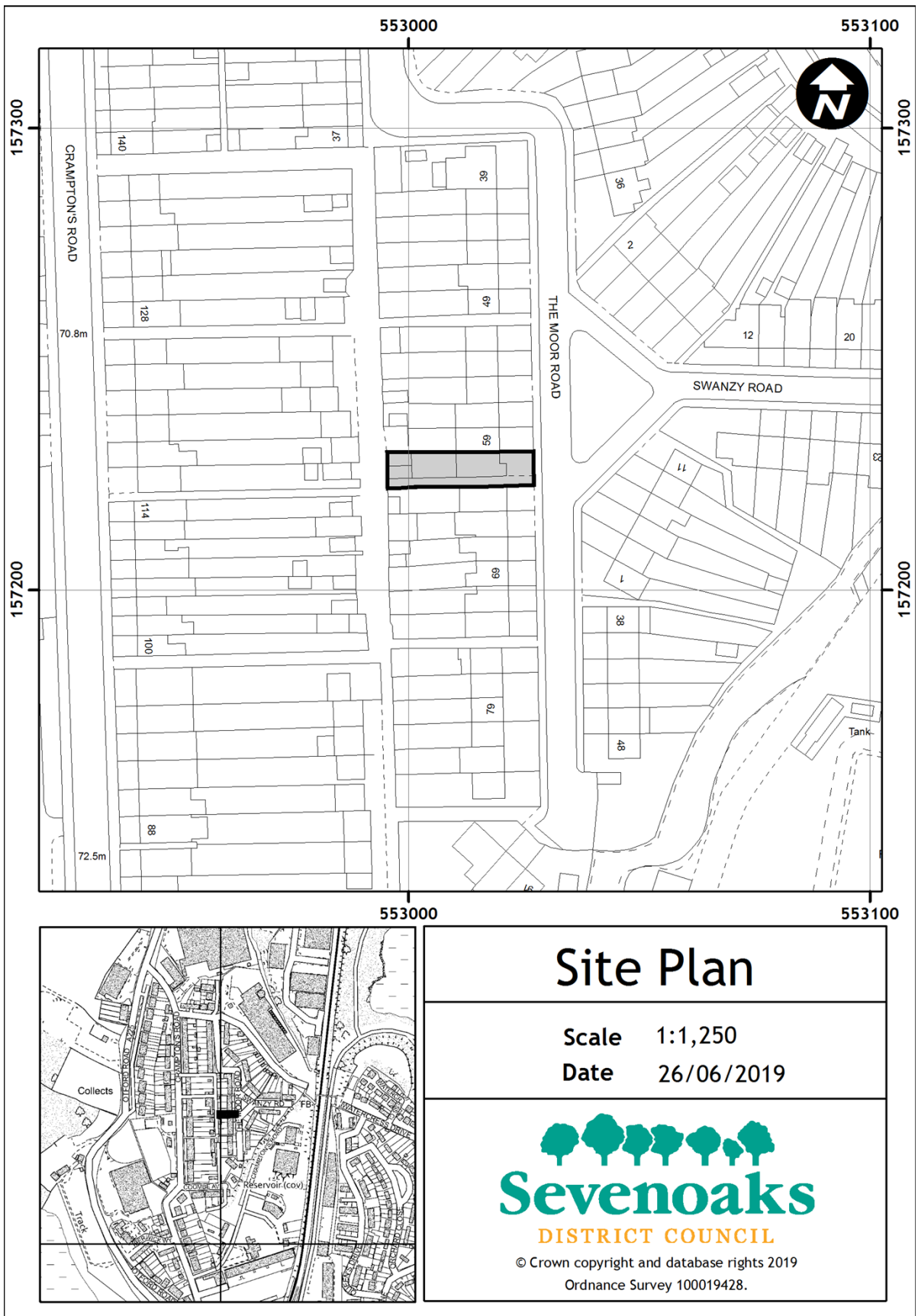
Contact Officer(s): Alexis Stanyer Extension: 01732 227000
Richard Morris - Chief Planning Officer

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=POOCNLBKKRI00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=POOCNLBKKRI00>



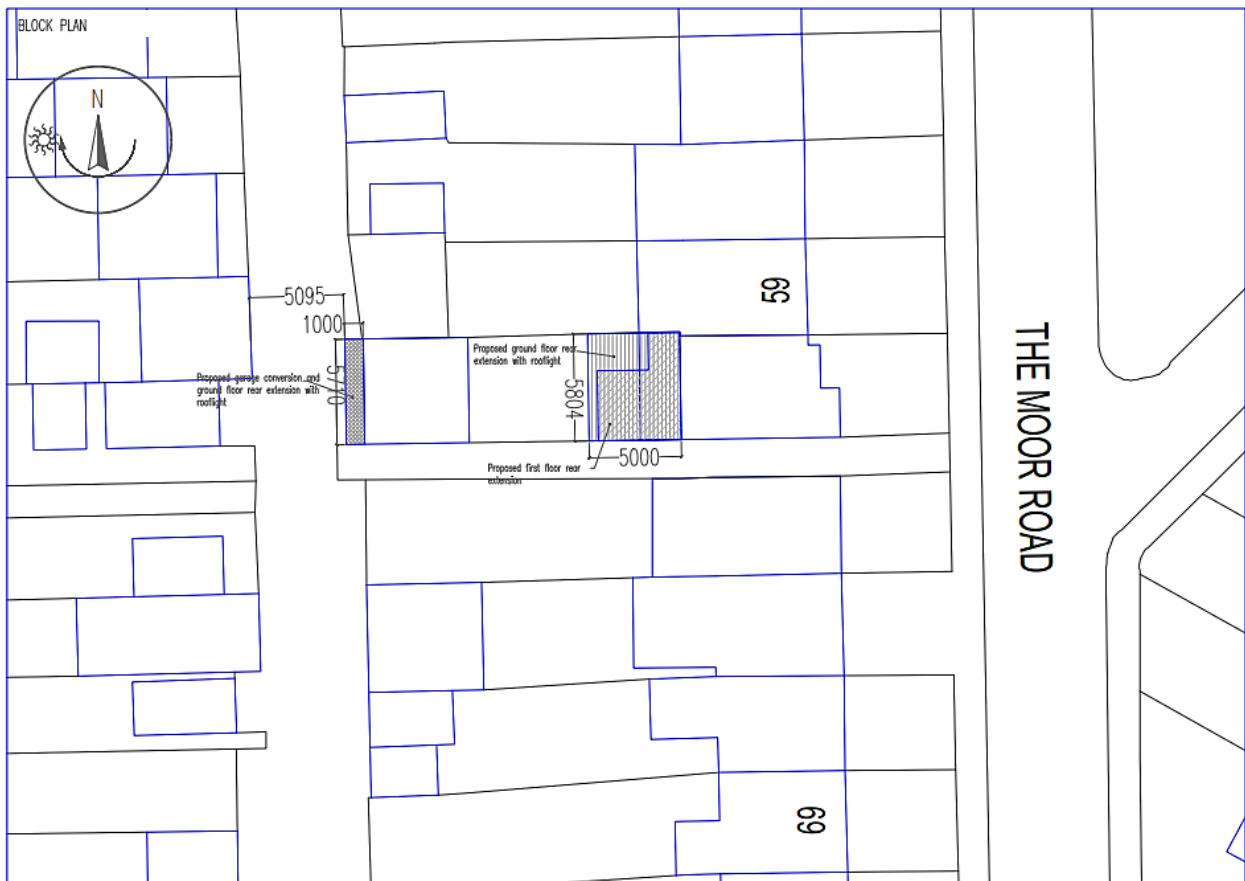
Site Plan

Scale 1:1,250

Date 26/06/2019



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Planning Application Information on Public Access - for applications coming to

DC Committee on Thursday 25 July 2019

4.1 19/00946/FUL Hurstgrove, Castle Hill, Hartley DA3 7BQ

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=PP35ZJBKGY000>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PP35ZJBKGY000>

4.2 19/00863/HOUSE 61 The Moor Road, Sevenoaks TN4 5ED

Link to application details:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=POOCNLBKKRI00>

Link to associated documents:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=POOCNLBKKRI00>

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