

05 January 2023 at 7.00 pm

Council Chamber, Argyle Road, Sevenoaks

Published: 21.12.22



The meeting will also be livestreamed to YouTube [here](#):

https://www.youtube.com/channel/UCIT1f_F5OfvTzjZk6Zqn6g

Development Control Committee

Membership:

Chairman, Cllr. Williamson; Vice-Chairman, Cllr. Pett
Cllrs. Ball, Barnett, Brown, Cheeseman, Perry Cole, P. Darrington, Edwards-Winser,
Hogarth, Hudson, Layland, McGarvey, Purves, Raikes, Reay, Williams and Streatfeild

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, 15 December 2022 as a correct record. | To Follow | |
| 2. Declarations of Interest or Predetermination Including any interests not already registered | | |
| 3. Declarations of Lobbying | | |
| 4. Planning Applications - Chief Planning Officer's Report | | |
| 4.1 22/02486/FUL - The Woodman, 2 High Street, Otford, Sevenoaks Kent, TN14 5PQ Partial demolition, refurbishment, and extensions at The Woodman Public House with retention of existing commercial unit and two existing flats with provision of 2no. new flats with associated hard and soft landscaping. | (Pages 1 - 18) | Louise Cane 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 Friday, 30 December 2022.

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.

4.1 22/02486/FUL Revised expiry date 9 January 2023

Proposal: Partial demolition, refurbishment, and extensions at The Woodman Public House with retention of existing commercial unit and two existing flats with provision of 2no. new flats with associated hard and soft landscaping.

Location: The Woodman, 2 High Street, Otford Sevenoaks Kent TN14 5PQ

Ward(s): Otford & Shoreham

Item for decision

The application has been referred to Development Control Committee by Councillor Roy on the following points:

- 1) The increase to the bulk, scale and mass of the proposed development and the harm to the Area of Outstanding Natural Beauty and setting of the surrounding listed buildings and pond, contrary to Policies EN1, EN2 and EN5 of the Sevenoaks Allocations and Development Management Plan.
- 2) The effect of the proposed development on the visibility of the public house, contrary to Policy TLC4 of the Sevenoaks Allocations and Development Management Plan.
- 3) The highway concerns raised from the proposed area for deliveries.

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

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

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

- 2) No development shall take place until specification and materials samples for external materials, including the roof tiles for extension, roof slates for bin and the brick for the proposed extension, bin store and boundary walls (including information on bond) is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

To ensure that the appearance of the development is in harmony with the existing character of the Conservation Area as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

Agenda Item 4.1

3) The development hereby permitted shall be carried out in accordance with the following approved plans and details: TW/TSP/1924-01, TW/TPP/1924-03, 7592-PD-01A, 7592-PD-04B, 7592-PD-05C, 7592-PD-06.

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

4) The development hereby approved shall not be occupied until space has been laid out within the site in accordance with the approved plan number 7592-PD-01A for vehicles to park. The parking shall be permanently retained exclusively for its designated purpose.

To ensure sufficient parking is retained on the application site, as supported by Policy T2 of the Sevenoaks Allocations and Development Management Plan.

5) Prior to first occupation of the proposed development, details of an electrical vehicle charging point and bicycle store per unit shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the proposed development and retained on the application site at all times.

To promote sustainable development, as supported by Policies T1 and T3 of the Sevenoaks Allocations and Development Management Plan.

6) The development shall not be occupied until pedestrian visibility splays measuring two metres x two metres behind the footway on both sides of the vehicular access, with no obstructions over 0.6m above the footway, have been provided on the site. The visibility splays shall thereafter be maintained as first implemented.

To ensure highway safety, as supported by Policy T1 of the Sevenoaks Allocations and Development Management Plan.

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

To ensure highway safety, as supported by Policy T1 of the Sevenoaks Allocations and Development Management Plan.

8) Prior to first occupation, details of an acoustic barrier and/or screen on all proposed terraces shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation of the proposed development and maintained on site at all times.

To protect the residential amenity of both existing neighbouring properties and future occupiers, as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

9) No development shall take place until the following details have been submitted to and approved in writing by the Local Planning Authority:

i archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority: and

ii following on from the evaluation, any safeguarding measures to ensure preservation in situ of important archaeological remains and/or further archaeological investigation and recording in accordance with a specification and timetable. The development shall be carried out in accordance with the approved details.

To ensure that features of archaeological interest are properly examined and recorded, and that due regard is had to the preservation in situ of important archaeological remains, as supported by Policy EN4 of the Sevenoaks Allocation and Development Management Plan.

10) No development shall take place until a phased programme of archaeological building recording in accordance with a written specification and timetable is submitted to and approved in writing by the Local Planning Authority. The proposed development shall be carried out in accordance with the approved details.

To ensure that features of archaeological interest are properly examined and recorded, and that due regard is had to the preservation in situ of important archaeological remains, as supported by Policy EN4 of the Sevenoaks Allocation and Development Management Plan.

11) Prior to first occupation of the proposed development, the implementation and completion of a programme of archaeological post excavation and publication work shall be in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority. The proposed development shall be carried out in accordance with the approved details.

To ensure that features of archaeological interest are properly examined and recorded, and that due regard is had to the preservation in situ of important archaeological remains, as supported by Policy EN4 of the Sevenoaks Allocation and Development Management Plan.

12) No works shall take place until a methodology for the removal of the render from the brick facades, including testing and results of the proposed method on a small area on the building is submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To ensure that the face of the brickwork is not damaged within the construction process, as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

13) Within three months of commencement of development, full specifications including drawings of the railings to the boundaries of the site shall be submitted to and approved in writing by the Local Planning Authority. The proposed development shall be carried out in accordance with the approved details.

To protect the character and appearance of the Conservation Area, as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

14) No development shall take place until Joinery details for windows, doors, and details of the new glass balustrade at a scale of 1:10 have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

To protect the character and appearance of the Conservation Area, as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

15) Unless the Local Planning Authority in writing otherwise agrees prior to commencement of works, the materials, brick coursing, pointing and design of the brickwork and the over sailing courses of the two chimney stacks that are to be reinstated shall match that of the one surviving chimney stack at all times.

To protect the character and appearance of the Conservation Area, as supported by Policy EN4 of the Sevenoaks Allocations and Development Management Plan.

16) Unless the Local Planning Authority in writing otherwise agrees prior to commencement of works, the restoration of the dormers on the building shall be carried out on a like for like basis.

To protect the character and appearance of the Conservation Area, as supported by Policy EN4 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 application site currently comprises of a detached public house located within Otford High Street. The site is surrounded by both residential and commercial units and the site is located within the parish of Otford.

Description of proposal

- 2 Partial demolition, refurbishment, and extensions at The Woodman Public House with retention of existing commercial unit and two existing flats with provision of 2no. new flats with associated hard and soft landscaping.
- 3 This application follows the refusal of an earlier application for similar proposals, on the grounds of potential noise disturbance.
- 4 The changes between the current application and the previous refused application are the following:
 - A noise assessment has been submitted
 - Additional landscaping along the boundaries has been proposed

Relevant planning history

- 5 22/00388/FUL - Partial demolition, refurbishment, and extensions at the Woodman Public House with retention of existing commercial unit and two existing flats with provision of 3no. new flats with associated hard and soft landscaping - REFUSE
- 6 This application was refused due to the impact of noise on neighbouring properties, insufficient information in relation to parking and servicing and that the development would fail to conserve and enhance the character and appearance of the Conservation Area and AONB.
- 7 22/01471/FUL - Partial demolition, refurbishment, and extensions at the Woodman Public House with retention of existing commercial unit and two existing flats with provision of 3no. new flats with associated hard and soft landscaping - REFUSE
- 8 This application was refused due to the impact of noise on neighbouring properties and the lack of evidence in relation to this.

Agenda Item 4.1

Policies

- 9 National Planning Policy Framework (NPPF)
- 10 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.
- 11 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 proposed⁷; 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 7 (see reference above) relates to policies including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.
- 12 Core Strategy (CS)
- LO1 Distribution of Development
 - SP1 Design of New Development and Conservation
 - L07 Development in Rural Settlements
 - SP2 Sustainable Development
 - SP5 Housing Size and type
 - SP08 Economic Development and Land for Business
- 13 Allocations and Development Management (ADMP)
- SC1 Presumption in Favour of Sustainable Development
 - EN1 Design Principles
 - EN2 Amenity Protection
 - EN4 Heritage Assets
 - EN5 Landscape
 - TLC4 Neighbourhood and Village Centres
 - T2 Vehicle Parking
 - T3 Provision of Electrical Vehicle Charging Point
- 14 Other:
- Sevenoaks Residential Extensions SPD
 - Otford Conservation Area Appraisal
 - Otford Village Design Statement

Constraints

15 The following constraints apply:

- Area of Outstanding Natural Beauty
- Conservation Area
- Setting of listed buildings (4 High Street, Otford Village Pond, Colet's Well, wall surrounding Colet's Well)
- Area of Archaeological Potential

Consultation responses

16 Otford Parish Council: Objection - The Parish Council object on the following grounds:

- Drawing number 7592/PD-01-Site Location Plan is out of date and reflects the road before the recently installed traffic calming measures in this area, which will have a direct effect on this application.
- Unsure what the differences are between the new and previous application.
- We are struggling to understand what has changed in this new application.
- Viability justification is required.
- The bulk, scale and mass of the development will dominant the plot and would not be in keeping.
- Inappropriate in the Conservation Area and AONB
- Would create an untypical street scene when entering the village.
- Would impact the residential amenity of surrounding neighbouring properties.
- Would not comply with the Otford Village Design Statement.
- The proposal would infill gaps and obscure area and the countryside.
- Parking, highway, and pedestrian concerns.
- Concerns with the delivery bay.
- Insufficient facilities for the public house.
- Concerns with viability and sustainability of business.

17 Conservation Officer - The current consultation relates to the submission of a noise report and minor changes to increase screening as a result. There are no heritage concerns with these changes and so no further conservation comments. Please see previous comments for a more comprehensive response.

18 KCC Highways - this application is very similar to a previous application 22/01471/FUL. There are no material changes in the locality or policy that would suggest we would provide a different response. The application proposes the development of 2no new flats as part of the refurbishment and extension of The Woodland Public House, with retention of the existing commercial unit and the two existing flats.

Agenda Item 4.1

- 19 The submitted documents demonstrate six car parking spaces are being provided off-street for the whole of the development. In respect of the residential element KKC Parking Standards (IGN3) recommends one space per 1 or 2 bed flats so six spaces are sufficient. No parking has been provided for the commercial bar element. In accordance with SPG4 under the use class A4 (sui generis) a minimum of one space per two staff is required and one space per 10sqm is required for the commercial space. A similar application was previously submitted, and a parking beat survey was requested to assess the impact of no available parking for the commercial element of the proposal on the local highway network.
- 20 I am pleased to note a transport statement has been submitted which includes the submission of a parking survey. Having assessed the full results of the parking survey, I am satisfied that it shows evidence of available on-street parking capacity, and the proposal will not have a negative impact on the highway network. I note the proposed access off Leonard Avenue is 4.8m wide to enable two vehicles to move easily pass at the access and avoid any reversing manoeuvres. No objection subject to conditions relating to provision of parking, electrical vehicle charging, visibility splays and a construction management plan.
- 21 Environmental Health - the proposed layout of rooms is not ideal with bedrooms above or below kitchen or lounge and whilst it should be relatively easy to ensure the requirements for noise levels are met for habitable rooms, it has not been established that the combined noise from the High Street and Leonard Road will not be excessive in the amenity space provided without the new for some form of acoustic screen or barrier. Therefore, if you are minded granting permission the applicant could be required to provide specific information on this by way of condition to be discharged prior to first habitation.
- 22 No charging point has been included and this should be conditioned. The bin store should also have a water supply and surface drainage for cleaning purposes.
- 23 Thames Water - having reviewed the details, we have no comments to make at this time. Should the details of the application change, we would welcome the opportunity to be re-consulted.
- 24 KCC Archaeology - the Woodman lies within the historic core of Otford which is known to have important Roman remains, Anglo-Saxon settlement and Medieval Archbishops Palace which is a Scheduled Monument. Adjacent to The Woodman is 4 High Street considered to be a late medieval relatively high-status residence. There are other designated heritage assets nearby demonstrating the heritage importance of the site of the Woodman. The Woodman itself is identifiable on the 1st Ed OS map as an inn and it may well be a 19th century coaching inn. I note the Heritage Statement mentions the possible presence of a wheelwright and this might be part of a coaching inn complex. Even though it may not look very picturesque, it has heritage value as part of the historic development of Otford and its location on a major route

way. This application is supported by two assessments of heritage issues. The DBA by Wessex Archaeology identifies the archaeological elements and the heritage statement by Bell provide reasonable assessment of heritage issues. There is potential for Roman and later remains to survive below the current ground surface and some may be of significance. There is also potential for archaeological features relating to the construction and use of the inn or earlier buildings within the present building. It would be appropriate for this development to be guided by a phased programme of archaeological investigation and a phased programme of archaeological monitoring of works to the building itself. KCC raise no objection subject to the inclusion of conditions.

- 25 Tree Officer - I have visited the site and have studied the plans provided and have made the following observations:
- 26 I have read the arboricultural report provided by Sylvanarb. Providing the recommendations within the report are followed, I have no objection to the proposed development.

Representations

- 27 We received three letters of comments. One of support and two of objection.

The comment of support raises the following points:

- No additional impact to the traffic on Leonard Road
- No additional harm from delivery bay/drop off
- Reduction to the noise from the site due to being less outdoor space

- 28 The comments of objection raise the following points:

- Highway and pedestrian safety concerns
- Increase to traffic
- Increase to residents using the medical practice.
- No different to the previous scheme
- Scale, mass, and character out of keeping
- Overbearing
- Privacy concerns
- Location of bins
- Quality of life on neighbouring properties
- Parking

Planning appraisal

- 29 The main planning considerations are:

- Principle of Development

Agenda Item 4.1

- Impact on Conservation Area and surrounding Listed Buildings
- Impact on Area of Outstanding Natural Beauty
- Impact on Character of the Area
- Impact on Residential Amenity
- Parking and Highway Safety

Principle of Development

- 30 The proposed development is for extensions and refurbishment to the existing public house with the retention of the existing public house, with two flats, with the proposal to include the addition of two further flats.
- 31 L07 of the Core Strategy seeks to support the provision of services and facilities that meet local need and existing employment opportunities.
- 32 Policy TLC4 of the ADMP emphasises the importance of maintaining a range of shops and services within village centres. Whilst the floor area would be reduced, the front area of the building would continue to accommodate the public house and would continue to provide sufficient space to contribute to the village centre and the services it will provide to the local area.
- 33 Policy TLC4 also encourages the use of the upper floors of units within neighbourhood and village centres where there would be no adverse impact on the functioning of the ground floor retail or community use. Policy TLC4 also requires that “proposals resulting in the net loss of shopping or services uses will not be permitted unless evidence is provided to the Council to show that the operation of the facility is no longer financially viable”.
- 34 The site is located within the urban confines of Otford. There is also existing residential units present on this site. The application site is located within an existing commercial and residential area on the edge of Otford High Street, in a sustainable location close to public transport.
- 35 The Design and Access Statement includes an explanation of the decline of business of the public house, which started even before the occurrence of the pandemic. Through the increase in the prices of stocking and running the public house, the need for such a large internal area for the public house is no longer justified. It confirms how the financial takings have reduced and that the proposed reduction in floor area would provide sufficient space, noting that the area to be converted is no longer being used for its original purpose. It states how there has been a loss of profit by 30% and that the provision of additional residential units in this location would be of greater benefit. The matter has been discussed with Planning Policy, who have confirmed that in principle the loss of floor space for this unit is acceptable, in light of the justification provided.

- 36 Therefore, the principle of residential development would be acceptable subject to other considerations set out within the bullet points.

Impact on the Conservation Area and surrounding Listed Buildings

- 37 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 38 Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.
- 39 Policy EN4 of the ADMP states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.
- 40 Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a local planning authority, in considering development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting, or any features of architectural or historic interest it possesses.
- 41 The application site is located within the Otford Conservation Area and is surrounded by Listed Buildings. The site is a prominently located within Otford High Street and is visible from all directions when approaching the duck pond roundabout.
- 42 The Conservation Officer was consulted on the scheme and raises no objection. The design of the proposals was carefully considered as part of the previous application. That scheme was amended to the satisfaction of the Conservation Officer. This application proposed the same design.
- 43 The Conservation Officer emphasises the prominence of the building within the Conservation Area and the individual character that it brings to the Conservation Area and street scene.
- 44 The proposed extension would be at a lower ridge height than the existing building and therefore would appear more subservient and integrate better with the existing built form of the public house. The proposed materials, would comprise of brick and clay roof tiles, with the windows to match the existing and the hardstanding to be permeable with grass Crete. The landscaping of the site is proposed to be altered from mainly concrete and tarmac to a more permeable hardstanding, along with a reduction to accommodate further soft landscaping in order to soften the appearance of the application site and improve the visual appearance to the public realm. The Conservation Officer is in support of this.

Agenda Item 4.1

- 45 The present application would also provide a greater degree of landscaping than that previously approved. This would soften the development from the wider views of the conservation Area and would sit comfortably within the setting of the application site.
- 46 The Conservation Officer raises no objections to the current proposals, subject to conditions as recommended before. I am satisfied that the proposal would preserve the character and appearance of the Conservation Area.
- 47 Therefore, the proposal complies with Policy EN4 of the ADMP.

Impact on the Character of the Area and Area of Outstanding Natural Beauty (AONB)

- 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.
- 49 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 character and natural beauty and can include human settlement and development.
- 50 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.
- 51 Policy EN5 of the ADMP states that the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings will be given the highest status of protection in relation to landscape and scenic beauty. Proposals within the AONB will be permitted where the form, scale, materials, and design will conserve and enhance the character of the landscape and have regard to the relevant Management Plan and associated guidance.
- 52 The site is located within an Area of Outstanding Natural Beauty. The building is located in a prominent location within Otford High Street. The proposed extension would be located to the rear of the property, however, would be visible from glimpses when approaching the site.
- 53 The proposed extensions would be large additions to the rear elevation; however, they would integrate well within the existing form due to being set down from the overall height of the existing building. It would respect the character of the existing building and the buildings within the area. It would be a sympathetic addition to the site and would sit comfortably. It would also not exist on the front elevation and therefore would respect the existing front building line within Otford High Street. Due to the positioning of the proposed

extension, the spacing between the building and both Leonard Road and Otford Pharmacy would be retained.

- 54 The proposed materials would respect the existing, in which they would remain as brick with a clay tile roof. The hardstanding would be altered from tarmac to permeable paving, but this would be a positive alteration.
- 55 The development includes restoration of the existing building, which would improve the appearance of the building from the street scene and would also result in additional soft landscaping within the application site, which would assist in softening the development from the wider area and would improve the visual appearance of the site, in particularly along the boundaries.
- 56 Therefore, the development would conserve and enhance the AONB and complies with Policies EN1 and EN5 of the ADMP.

Neighbouring Amenity

- 57 Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development.
- 58 There are neighbouring properties located to the north and east of the site and commercial buildings to the west.
- 59 In regard to the neighbours located within Leonard Avenue, the proposed rear elevation would be facing towards the flank elevation of 1a. However as there would be a distance of at least fourteen metres between the proposed development and the nearest neighbour within Leonard Avenue. This distance would ensure that a sufficient level of residential amenity is maintained. Because of the precise relationship between the properties and distances involved, I am satisfied that the proposed external terrace areas will not result in undue levels of overlooking and loss of privacy.
- 60 There is a storage shed to be located close to the rear boundary and no.1a and no.1b Leonard Avenue. However, this would be a low-level non-habitable use outbuilding. The boundary treatment would also assist in shielding this from these neighbours and therefore this shed would not appear overbearing or result in undue loss of amenity to neighbouring occupiers.
- 61 There is a building located to the west of the site, which accommodates Otford Pharmacy at ground floor level. Along the side elevation of this building, there is a ground and first floor windows/doors, which face the application site. When reviewing the planning history of this neighbour, it confirms that the windows at ground floor level serve non-habitable rooms and the windows at first floor also serve non-habitable and another a secondary window. In addition to this, there is also a considerable level of soft landscaping/boundary hedging between the two, which assists in shielding the site from this neighbour's windows. Therefore, the residential amenity of these neighbouring properties will not be significantly impacted.

(Item No 4.1) 13

Agenda Item 4.1

- 62 In order to protect the residential amenity of neighbouring properties, a condition to restrict construction hours would be imposed on the decision.
- 63 Concerning the future occupiers of the proposed development, although there are no policies relating to the size required for outdoor amenity space, the proposed site plan shows an outdoor area to the rear of the site, along with terraces accommodating the proposed flats. There are also open areas close to the development in which the future occupiers could use. Therefore, this would be deemed sufficient.
- 64 In relation to both the future occupiers, a noise impact assessment has been submitted as part of the scheme. Environmental Health were consulted on the scheme and have confirmed that although the internal layout is not 'ideal' it is clear that the noise from the High Street and Leonard Road would not be excessive and have requested that a condition is imposed, which ensures that acoustic screens/barriers are imposed to ensure this.
- 65 Overall, the quality of life to both existing neighbours and future occupiers would be acceptable.
- 66 Therefore, the development would preserve the residential amenity of both existing and future occupiers and therefore complies with Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

Parking and Highways Impact

- 67 Policy EN1 states that all new development should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking. The proposed development includes the addition of six parking spaces, which have been indicated on the proposed site plan. KCC Highways have confirmed that sufficient parking has been provided. A condition has been imposed to ensure that this is retained on site. KCC Highways have acknowledged that no parking has been provided for the commercial use (the public house). However, the transport statement, which includes a parking survey confirms that there will be sufficient parking on-street and therefore raises no concerns.
- 68 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. The proposed site plan indicates three electrical vehicle charging points, which is sufficient and complies with Policy T3 of the ADMP.
- 69 KCC Highways also confirm that the proposed access would be wide enough to accommodate two cars passing and would be sufficient. Conditions have been requested, which will be included on the decision notice.
- 70 Concerns have been raised in relation to the increase in traffic, the safety to the highway and pedestrian and the location of the bins. These elements have been assessed by KCC Highways, who raises no concerns.

Other issues

- 71 The application site is located within an Area of Archaeological Potential. KCC Archaeology were consulted on the scheme and raise no objection, subject to the inclusion of conditions on the decision.
- 72 Concerns have been raised by neighbours in relation to the capacity of the Doctors Surgery within Leonard Avenue. However, as it would result in just the addition of two extra properties, it would not significantly increase the amount of people seeking the services of this local surgery. The scale of the development would minimally affect the local services.
- 73 Concerns have been raised in relation to the inaccuracy to the site location plan and how the new highway layout has not been included. The purpose of the site location plan is to indicate the location of the proposed site and does not require the rest of the plan to be up to date. A site visit is conducted as part of the application process to fully assess the impact of the development on the wider area.
- 74 Concerns have also been raised in relation to the toilet facilities proposed within the public house and that these do not include disabled facilities. This is not a planning consideration and is a building control matter.

Community Infrastructure Levy (CIL)

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

Conclusion

In light of the above, the proposed development complies with the relevant local and national policies.

Recommendation

It is therefore recommended that this application is GRANTED.

Background Papers

Site and Block plan

Contact Officer(s):

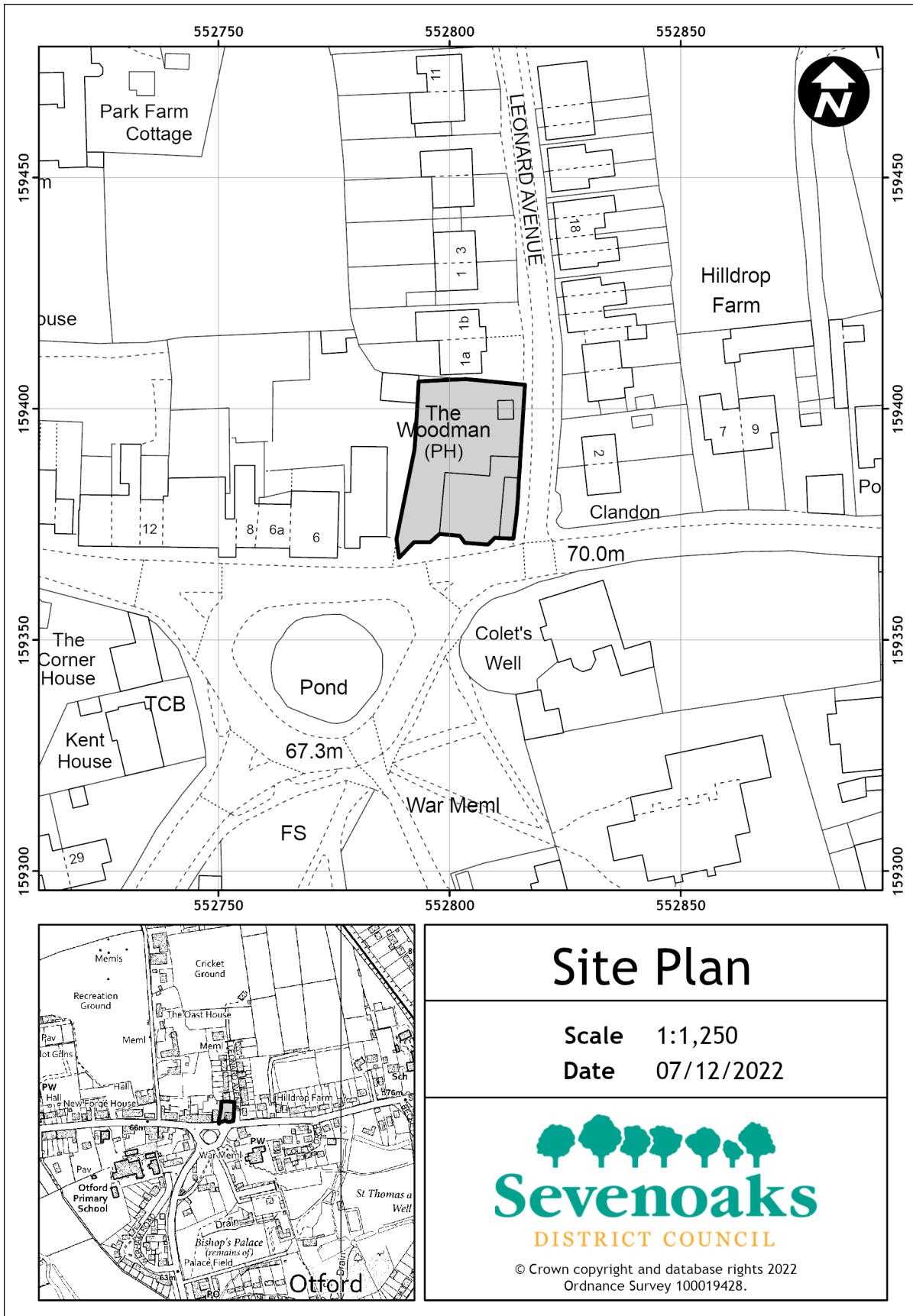
Louise Cane Extension: 01732 227000

Agenda Item 4.1

Richard Morris
Chief Planning Officer

[Link to application details:](#)

[Link to associated documents:](#)



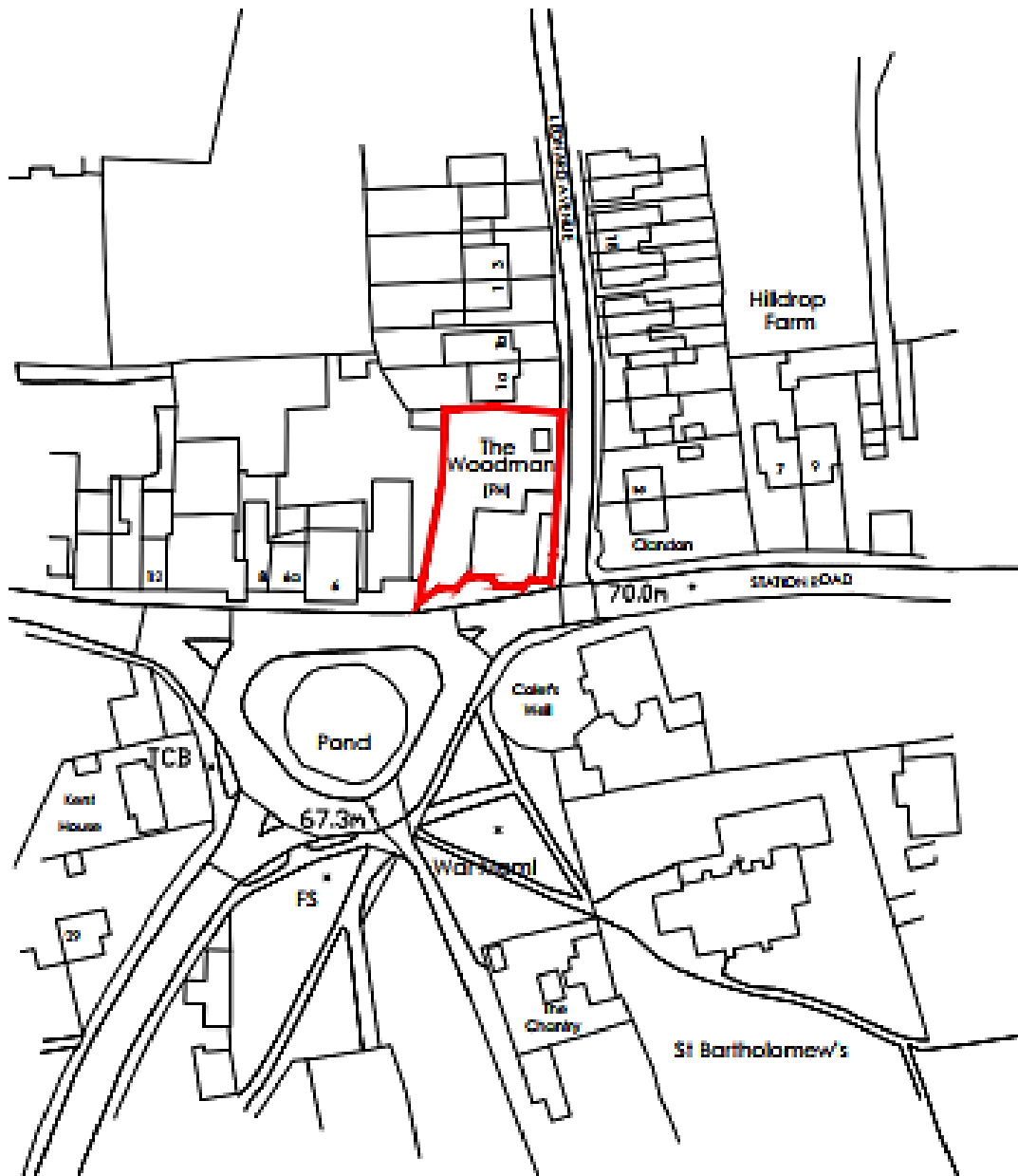
Site Plan

Scale 1:1,250

Date 07/12/2022



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Ordnance Survey 100019428.



SITE LOCATION PLAN
SCALE 1:1250

Planning Application Information on Public Access - for applications coming to

DC Committee on Thursday 15 December 2022

4.1 - 22/02482/FUL - Lyndhurst Cottage, Holly Bush Lane, Sevenoaks, Kent TN13 3UN

[Link to application details:](#)

[Link to associated documents:](#)

4.2 22/02677/FUL - Specialist Lift Services, The Quadrant, 5 Victoria Lane, Sevenoaks, Kent TN13 1YD

[Link to application details:](#)

[Link to associated documents:](#)

4.3 22/02608/MMA - Site of 60 Bethel Road, Sevenoaks, Kent TN13 3UE

[Link to application details:](#)

[Link to associated documents:](#)

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