

4.2 – SE/13/00135/FUL Date expired 10 April 2013

PROPOSAL: Erection of a detached 2 bedroom bungalow. Provision of two off street parking spaces and a refuse storage area.

LOCATION: Land To The Rear of Alandene, Till Avenue, Farningham
DA4 0BH

WARD(S): Farningham, Horton Kirby & South Darent

ITEM FOR DECISION

This application is referred to Development Control Committee at the request of Councillor McGarvey as he considers that the issues raised in regard to the applicant, namely that the proposal would be overdevelopment of a cramped site, would affect the amenities of existing neighbours and future occupants on the site, and on grounds of highway safety, should be discussed by the Committee.

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: 003 Rev P1, 004 Rev P1, 005 Rev P1, 006 Rev P1, 007 Rev P1 and 008 Rev P1 with the exception of the solar panel array as shown on drawing number 006 Rev P1 which is not approved.

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

3) No development shall be carried out on the land until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Council. The development shall be carried out using the approved materials.

To ensure that the appearance of the development enhances the character and appearance of the area as supported by Policy EN1 of the Sevenoaks District Local Plan.

4) No development shall be carried out on the land until full details of soft landscape works have been submitted to and approved in writing by the Council. Those details shall include:-planting plans (identifying existing planting, plants to be retained and new planting);-a schedule of new plants (noting species, size of stock at time of planting and proposed number/densities); and-a programme of implementation. The soft landscaping scheme shall be planted within the first available planting season following completion of the scheme or in accordance with the programme agreed with the Local Planning Authority.

To enhance the visual appearance of the area as supported by EN1 of the Sevenoaks

District Local Plan.

5) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Council.

In order to safeguard any remaining archaeological interest on the site in accordance with policy EN25A of the Sevenoaks District Local Plan.

6) Despite the provisions of any development order, no extension or external alteration, shall be carried out to the dwelling hereby permitted and no outbuilding shall be erected within its curtilage.

To safeguard the character and appearance of the area and amenities of future occupiers in accordance with policy EN1 of the Sevenoaks District Local Plan and the National Planning Policy Framework.

7) The area shown on the approved plan as car parking space shall be provided before the premises are occupied and shall be kept available for such use at all times, and no permanent development shall be carried out in such a position as to preclude vehicular access to these parking spaces.

To ensure a permanent retention of vehicle parking for the property as supported by VP1 of the Sevenoaks District Local Plan.

8) Prior to the commencement of development on site, details shall be submitted in writing to and be approved by the Local Planning Authority of wheelwashing facilities. The scheme shall be implemented in accordance with the approved details and shall be permanently retained during the construction of the development.

To prevent the deposit of loose material on the highway in the interest of highway safety.

9) The development shall be carried out in accordance with the approved details. The 1.8 metre high close boarded boundary fence identified on approved drawing number 004 Rev P1 and 005 Rev P1 shall be provided prior to the occupation of the dwelling hereby approved. The boundary treatment shall thereafter be retained and maintained.

To safeguard the amenities of the occupiers of the adjacent properties as supported by Policy EN1 of the Sevenoaks District Local Plan.

10) The development shall achieve a Code for Sustainable homes minimum rating of level 3. Evidence shall be provided to the Local Authority -
i) Prior to the commencement of development, of how it is intended the development will achieve a Code for Sustainable Homes Design Certificate minimum level 3 or alternative as agreed in writing by the Local Planning Authority; and
ii) Prior to the occupation of the development, that the development has achieved a Code for Sustainable Homes post construction certificate minimum level 3 or alternative as agreed in writing by the Local Planning Authority.

In the interests of environmental sustainability and reducing the risk of climate change as supported by policy SP2 of the Core Strategy and National Planning Policy Framework.

11) Prior to the first occupation of the dwelling hereby approved, the storage area for refuse and recycling shall be provided in accordance with approved plans numbered 004 Rev P1, 005 Rev P1 and 008 Rev P1. The storage area shall thereafter be retained and maintained.

In the interests of the visual amenity of the area as supported by EN1 of the Sevenoaks District Local Plan.

In determining this application, the Local Planning Authority has had regard to the following Development Plan Policies:

Sevenoaks District Local Plan - Policies EN1, EN25A, VP1

Sevenoaks District Core Strategy 2011 - Policies SP1, SP2, SP3, SP7, LO1, LO8 and NPPF

The following is a summary of the main reasons for the decision:

The scale, location and design of the development would respect the context of the site and preserve the visual amenities of the locality.

The scale, location and design of the development would preserve the character and appearance of the Area of Outstanding Natural Beauty.

Any potentially significant impacts on the amenities of nearby dwellings can be satisfactorily mitigated by way of the conditions imposed.

Any potential significant impact relating to archaeological remains can be satisfactorily mitigated by conditions.

The traffic movements generated by the development can be accommodated without detriment to highway safety.

Informatives

1) The applicant is advised that Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

2) The applicant's attention is drawn to Thames Water comments dated 8 February 2013 in respect of waste.

Description of Proposal

1 The application seeks permission for the erection of a detached 2 bedroom bungalow with provision for two off street parking spaces and a refuse storage area.

Description of Site

2 The site the subject of this application currently forms part of the residential curtilage of Alandene and is located in the settlement boundary as defined on the proposal map to the Sevenoaks District Local Plan.

- 3 Alandene is a detached bungalow.
- 4 The site is located in an Area of Archaeological Potential.

Constraints

- 5 Area of Archaeological Potential
- 6 Area of Outstanding Natural Beauty (AONB)

Policies

Sevenoaks District Local Plan:

- 7 Policies - EN1, EN25A, VP1

Sevenoaks Core Strategy:

- 8 Policies - SP1, SP2, SP3, SP7, L01, L08

Other

- 9 National Planning Policy Framework (NPPF)
- 10 Affordable Housing Supplementary Planning Document 2009

Planning History

- 11 12/00702/FUL – Erection of a detached 2 bedroom bungalow to include creation of a new access. REFUSE 11.07.2012.
- 12 97/01656/HIST – Dwelling as granny annexe. REFUSE 21.12.1998.

Consultations

Parish Council

- 13 “Farningham Parish Council objects to this planning application on the grounds of the un-neighbourly overdevelopment on a cramped site which is out of keeping with surrounding properties which have gardens. Future occupants of the site and of Alandene itself will have barely any garden space.

There is inadequate safe access to and from the site and entry to and from the A225 will exacerbate an already hazardous junction of this busy road by additional vehicles driving out via the narrow exit from the rough track onto the A225”.

Kent Highway Services

- 14 As per the previous similar planning proposals for a new dwelling at this location, there are no KCC Highways & Transportation objections subject to an appropriate wheel washing facility being secured on site through condition throughout the duration of construction works.

Southern Water

- 15 The development site is not located within Southern Water's statutory area for water supply, drainage and wastewater services. Please contact, the relevant statutory undertaker to provide water supply, drainage and wastewater services to this development.

Thames Water

- 16 Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

- 17 Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

SDC Archaeology

- 18 No comments received

Representations

- 19 Four representations received objecting to the proposal on the following grounds:

- the width of the access track;
- the condition of the access track;
- safety of the access track;
- condition of the access track in adverse weather conditions;
- the access track is too narrow to accommodate emergency vehicles.
- reduced garden to Alandene;
- density;
- land ownership;
- loss of views;
- overlooking;
- whilst there is a need to provide affordable housing it must not be built at the expense of future owners/families that want a garden.

Group Manager Planning Services Appraisal

Background

- 20 Permission was refused by notice dated 21 December 1998 for an extension to be used as granny annexe.

This application proposed an extension which was of sufficient size to be considered as a separate residence rather than an annexe. One reason for refusal was given as follows.

'The site, by reason of its size and shape, would not satisfactorily accommodate the proposed extension which is tantamount to a new dwelling and would therefore result in an unduly cramped and un-neighbourly form of development out of character with the established pattern of development in the locality.'

- 21 On 4 July 2012, a further planning permission reference SE/12/00702/FUL was refused for the erection of a detached 2 bedroom bungalow to include creation of a new access. Five reasons for refusal were given as follows:

1) *The proposal would result in an overdevelopment of the site, would appear as a cramped form of development, and would be out of character with the established pattern of development in the locality contrary to policy EN1 of the Sevenoaks District Local Plan, and SP1 of the Sevenoaks District Core Strategy.*

2) *The proposal would not ensure a satisfactory environment for future occupants in terms of amenity space contrary to policy EN1 of the Sevenoaks District Local Plan, and SP1 of the Sevenoaks District Core Strategy.*

3) *As a result of the application proposal, the neighbouring property Alanadene would appear as a cramped form of development within an insufficient plot, and would be out of character with the established pattern of development in the locality contrary to policy EN1 of the Sevenoaks District Local Plan, and SP1 of the Sevenoaks District Core Strategy.*

4) As a result of the application proposal, the neighbouring property, Alandene, would not benefit from a satisfactory environment for future occupants in terms of amenity space contrary to policy EN1 of the Sevenoaks District Local Plan, and SP1 of the Sevenoaks District Core Strategy.

5) The proposed development makes no provision for a contribution towards the Councils Affordable Housing initiative and nor has it been demonstrated that such a contribution would render the scheme unviable. This scheme is therefore contrary to the provisions of policy SP3 of the Sevenoaks Core Strategy and policy H3 of the South East Plan.

Principle Issues

22 The principle issues to consider in the determination of this application are:

- Principle of development;
- The visual impact of the proposal;
- The impact upon existing residential amenity;
- Highway Implications;
- Sustainability;
- Biodiversity;
- Affordable housing; and
- Whether the previous reasons for refusal have been overcome.

Principle of Development

23 Policy LO1 of the Sevenoaks Core Strategy states that "*development will be focussed within the built confines of existing settlements*". The site the subject of this application is located within the confines of an existing settlement, where minor development and infilling is acceptable in principle subject to environmental, amenity and highway safety considerations.

24 The area immediately surrounding the application site is entirely residential.

25 The NPPF has a general presumption in favour of sustainable development, and amongst other things, encourages the delivery of homes of a high quality design and a good standard of amenity for all, whilst reusing previously developed land. Whilst the NPPF places an emphasis on development of previously developed land, it does not preclude other land, such as gardens, from being developed for residential, provided such development is in suitable locations and relates well to its surroundings. Paragraph 53 of the NPPF states that "*local planning authorities should consider setting out policies to resist the inappropriate development of rear gardens, where this would cause harm to the local area*". This is broadly consistent with Policies LO7, SP1 and SP7 of the Core Strategy which include criteria that development should not compromise or harm the distinctive character of an area.

26 Policy SP7 of the Core Strategy sets out the Councils housing density levels, stating that all new housing will be developed at a density which is consistent with achieving good design and does not compromise the distinctive character of the

area in which it is situated. Subject to this overriding consideration, within Farningham, the Council seeks a net density of 30 dwellings per hectare (dph).

- 27 The site area which the proposed dwelling will occupy is approximately 0.028ha. The proposed development of the site to provide 1 dwelling would result in an overall density of approximately 35dph. The remaining site area to be occupied by the existing property Alandene as shown on the submitted 1:200 scale plan, will be approximately 0.039ha, resulting in a density of development of approximately 29dph.
- 28 The proposal would be broadly consistent with the prescribed density levels, under SP7 although the overriding consideration is that housing will be developed at a density which is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. In this instance, it is considered that the subdivision of this plot to accommodate an additional dwelling would result in density levels which are broadly consistent and comparable with the mixed density of development in the area immediately surrounding the application site which, as a guide ranges from approximately 17dph (Laburnums) to 55dph (Marion Cottage).
- 29 As such, it is considered that the proposal would reflect the established spatial character, and that the general principle of the redevelopment of the site in this manner is acceptable.

Visual Impact

- 30 The NPPF states that the Government ‘attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.’ (para. 56)
- 31 Policy EN1 of the Local Plan indicates that, amongst other criteria, ‘the form of the proposed development ... should be compatible in terms of scale height, density and site coverage with other buildings in the locality. The design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard’. Policy SP1 of the Core Strategy states that “*All new development should respond to the distinctive local character of the area in which it is situated*”.
- 32 Further to the above, the site is located within the AONB where government guidance, regional and local plan policies exist to conserve and enhance the natural beauty of the landscape over other material planning considerations.
- 33 Policy L08 of the Sevenoaks Core Strategy states that “*The countryside will be conserved and the distinctive features that contribute to the special character of its landscape and its biodiversity will be protected and enhanced where possible. The distinctive character of the Kent Downs and High Weald Areas of Outstanding Natural Beauty and their settings, will be conserved and enhanced*”.
- 34 The bungalow development is considered to be acceptable in terms of design. The bungalow is traditional in design and is of relatively modest proportions. Overall, the size of the development itself is considered to be compatible with the locality and appropriate to the character of the area. At approximately 6.9 metres high, whilst higher than previous schemes on this site, it is my view that the height of

the proposed building would ensure it is unobtrusive in the street scene as it would not be out of keeping with the surrounding dwellings. As part of a built settlement, I do not consider that development of this site as proposed would cause material harm to the landscape within the AONB.

- 35 The materials to be used in the construction of the external surfaces of the development which comprise buff brick with banding and details, Kent clay peg tile hanging, clay tiles to the roof and uPVC windows and doors, would be sympathetic to materials predominating locally in type.
- 36 As stated in the preceding paragraphs, the principle and density of development is considered to be acceptable. The remaining issues to consider is whether this proposal for a new dwelling adjacent to the host property (Alandene) would address previous concerns about a cramped form of development and whether the environment for occupants in terms of amenity space would be satisfactory. There are no national or local policies which set minimum garden sizes.
- 37 The current application and revised scheme shows a reduced built form on the site. The principle difference is the removal of the attached garage. This provides for a less cramped form of development, and increased amenity space and circulation space around the proposed bungalow. As a result the ratio of built form to amenity area on the site would be broadly comparable with other neighbouring properties including for example, Marion Cottage, Linden Lea, 19a and 20a Oliver Crescent. Overall, the reduction in size of the bungalow and the increase in amenity space on the site would ensure that the plot is more in keeping with the general pattern of development in the area as demonstrated in the tables set out below.

Address	Plot Size (m .)	Building Footprint (m .)	Garden Area (m .)	% Amenity Space	Distance of Building from Boundaries (m)
Marion Cottage	185	69	116	63	0.25 (SE), 2-6.5 (NW) 2.4 (Front), 2.5 (Rear)
19a Oliver Crescent	135	51	84	62	0 (SE), 1 (NW) 4 (Front), 12 (Rear)
20a Oliver Crescent	171	47	124	72	Mid Terrace 2.5 (Front), 18 (Rear)
Linden Lea	269	74	195	72	0 (SE), 6.5-9 (NW) 3 (Front), 3 (Rear)
Alandene (as proposed)	400	103 (+50 garage)	247	62	2.9 (SE), 0.3 (NW) 3.8 Front, 4.642 (Rear)
Proposed New Bungalow	280	82	198	71	1.91 (SE), 5.4 (NW) 1-1.8 (Front), 5.6-8.6 (Rear)

- 38 As a result of the above, the gap between the proposed new dwelling and existing property Alandene would also increase. This would have a positive impact on the relationship between the dwellings, making the host plot appear less cramped. Furthermore, through information submitted, the applicants have demonstrated that the amenity space to Alandene would also be broadly comparable with other neighbouring properties and to the proposed new property.
- 39 Overall, on balance, the combination of revisions proposed are considered to be sufficient to address the previous reasons for refusal numbered one to four, and would ensure that the proposed new dwelling and existing dwelling would no longer appear cramped or overdeveloped and that the proposed amenity and amenity space to the host dwelling would be satisfactory for future occupants.
- 40 For the reasons set out above, the proposal is considered to be sufficiently sympathetic in a way which would ensure it would not have a negative impact upon the character of the area. It is reasonably well integrated, reflecting the general pattern of development in the area. As such the proposal would not adversely impact upon the quality, character, appearance or visual amenity of the locality and is not therefore harmful to the appearance of the street scene or the AONB.
- 41 In my view, whilst I consider the current proposal to be acceptable, the argument is finely balanced and it is my view that any enlargement of the current proposal would be unacceptable and would instantly impact negatively on the above considerations. As such it is suggested that a condition is imposed removing all permitted development rights in accordance with Circular 11/95: The Use of Conditions in Planning Permissions.
- 42 The proposed drawings indicate solar panels to the south facing roof slope. No detailed drawings have been submitted showing the size and appearance of the panels or how they will be fixed to the roof. As such, there is insufficient information to demonstrate that the panels will not compromise the design. Furthermore, the solar panels do not form part of the description of the proposed works. As such, to clarify, the solar panels are not approved as part of this application, and this has been included in a condition.
- 43 Finally, details of a refuse and recycling store have been submitted, which show a modest timber enclosure to the front of the property adjacent to the boundary which is not considered to harm the appearance of the street scene.

Impact on Amenity

- 44 Paragraph 17 of the NPPF identifies a set of core land-use planning principles that should underpin decision-taking. One of these principles is that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.
- 45 Policies EN1 and H6B of the Sevenoaks District Local Plan require that any proposed development should not have an adverse impact on the amenities of neighbours and also ensures a satisfactory environment for future occupants.
- 46 The most immediately affected neighbour would be the host dwelling Alandene.

- 47 Having regard to the impact on Alandene. There are no windows in the side elevation of Alandene directly facing the site which would be affected by the proposal and the proposed new dwelling maintains a distance of approximately 4.2 metres from Alandene's garage and 8.1 metres from Alandene itself. As such sufficient distance is maintained to prevent any adverse impact on the occupiers of Alandene by reason of form, scale height and outlook. Furthermore, these distances would ensure that the proposal would not result in any loss of light or overshadowing to the host property.
- 48 With the exception of Alandene, the nearest neighbouring residential properties are located in excess of 20 metres from the proposed new property. This distance is sufficient to ensure that the proposal would not adversely impact upon the amenities of neighbouring residents by reason of form, scale height and outlook. Furthermore, the proposal would not impact upon light entering these properties or increase overshadowing to a harmful degree.
- 49 Having regard to privacy, it is proposed to erect a 1.8 metre high closed boarded fence to the boundaries of the application site which will prevent any overlooking from ground floor windows. There are two porthole windows proposed in the roof space, however, in the front elevation this would overlook the street and in the rear elevation it would overlook the far end of neighbouring gardens, which in accordance with the Councils Residential Extensions Supplementary Planning Document (RESPD) is not considered to be private amenity space. For information, as set out in the RESPD the first 5 metres from the rear of a property is considered to be private amenity space.
- 50 Although, at present no accommodation is provided in the roof, the elevation drawings indicate sufficient headroom for habitable accommodation. Planning permission would not be required to install an internal staircase and convert the loft to habitable accommodation at a later stage and may not be required to install further windows. As such in order to maintain privacy, it is considered reasonable in accordance with Circular 11/95: The Use of Conditions in Planning Permissions to restrict the insertion of any further windows.
- 51 Subject to appropriate conditions, it is not considered that the proposal would cause any significant harm to the amenity of neighbouring residents.

Highways

- 52 While there is a great deal of concern by occupiers in the locality about access and parking arrangements, Kent Highway Services have raised no objection to these matters.
- 53 Clarification has been sought on this and the Highways officer has advised that there are no justified grounds to object to the use of the access track for another property. Furthermore, the proposal would benefit from sufficient allocated off street parking in accordance with KCC Residential Parking Standards set out in Interim Guidance Note 3.
- 54 In the event of an approval KCC Highways have requested the imposition of an appropriately worded condition to secure wheel washing facility on site during construction which will prevent loose material from being deposited onto the highway.

Sustainability

- 55 The Council is committed to reducing the causes and effects of climate change by promoting best practice in sustainable design and construction as set out in policy SP2 of the Sevenoaks Core Strategy.
- 56 Having regard to this, it would be considered reasonable in the event of permission being granted, in accordance with the tests set out in Circular 11/95 relating to the use of planning conditions, to require the development to achieve a minimum of Code Level 3 of the Code for Sustainable Homes.

Biodiversity

- 57 Having followed Natural England's Standing Advice there is no specific criteria applying to the present condition of the site which indicates the need for the Local Planning Authority to request an Ecological Survey, or which indicates that any protected species/habitat are affected by the proposal.

Affordable Housing

- 58 Policy SP3 of the Sevenoaks Core Strategy states that in residential developments of less than 5 units that involve a net gain in the number of units a financial contribution based on the equivalent of 10% affordable housing will be required towards improving affordable housing provision off site.
- 59 The proposal would result in a net gain of 1 residential unit.
- 60 Having regard to the above, a legal agreement has been completed and a financial contribution secured in accordance with policy SP3 and the Affordable Housing Supplementary Planning Document.
- 61 As such, reason for refusal number 5 in the previous application, is considered to have been satisfactorily overcome.

Other Matters

Archaeology

- 62 The site is located in an area of archaeological potential. A search of the sounding area has revealed that there appear to be no records of remains within the immediate vicinity of the site. However, notwithstanding this fact, as the proposal would involve significant ground works to lay the foundations, it is considered reasonable to impose a condition requiring a basic study to be undertaken to ensure that the proposal would not adversely impact upon any unearthened remains.

Land Ownership

- 63 Representations have been received disputing the applicant's ownership of the land within the application site.
- 64 To clarify, the red line boundary identifies the site area to which the proposal relates. As I understand it, during the processing of previously refused application reference SE/12/00702/FUL a triangular piece of land within the curtilage of

number 6 Till Avenue, adjoining the application site and included within the red line boundary was found not to be under the ownership of the applicant.

- 65 This land was subsequently removed from within the red line boundary.
- 66 This remains the case with the current application, the triangular piece of land within the curtilage of number 6 Till Avenue is not included in the red line boundary as indicated on drawing numbers 01, 04 and 05.
- 67 As such, I have no further reason at present to dispute that the land within the red line boundary is not within the ownership of the applicant.

Conclusion

- 68 The application seeks permission for the erection of a detached 2 bedroom bungalow with provision for two off street parking spaces and a refuse storage area. The application is a revision to a previously refused scheme reference SE/12/00702/FUL.
- 69 Overall, on balance, the combination of revisions proposed would ensure that the proposed new dwelling and existing dwelling would no longer appear cramped or overdeveloped, and the proposed amenity space to the host and new dwelling would be satisfactory for future occupants.
- 70 For the reasons set out above, the proposal is considered to be sufficiently sympathetic in a way which would ensure it would not have a negative impact upon the character of area. It is reasonably well integrated, reflecting the general pattern of development in the area. As such the proposal would not adversely impact upon the quality, character, appearance or visual amenity of the locality and is not therefore harmful to the appearance of the street scene or the AONB.
- 71 Subject to appropriate conditions, it is not considered that the proposal would cause any significant harm to the amenity of neighbouring residents.
- 72 Kent Highways Services have raised no objection to the proposal.
- 73 An affordable housing contribution has been secured.
- 74 As such, the proposal is considered to have sufficiently addressed the previous reasons for refusal, and would comply with the aforementioned policy criteria and guidance contained in the NPPF.

Background Papers

Site and Block plans

Contact Officer(s): Claire Baldwin Extension: 7367

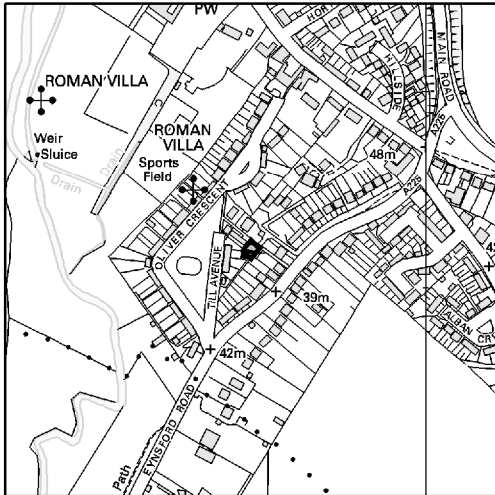
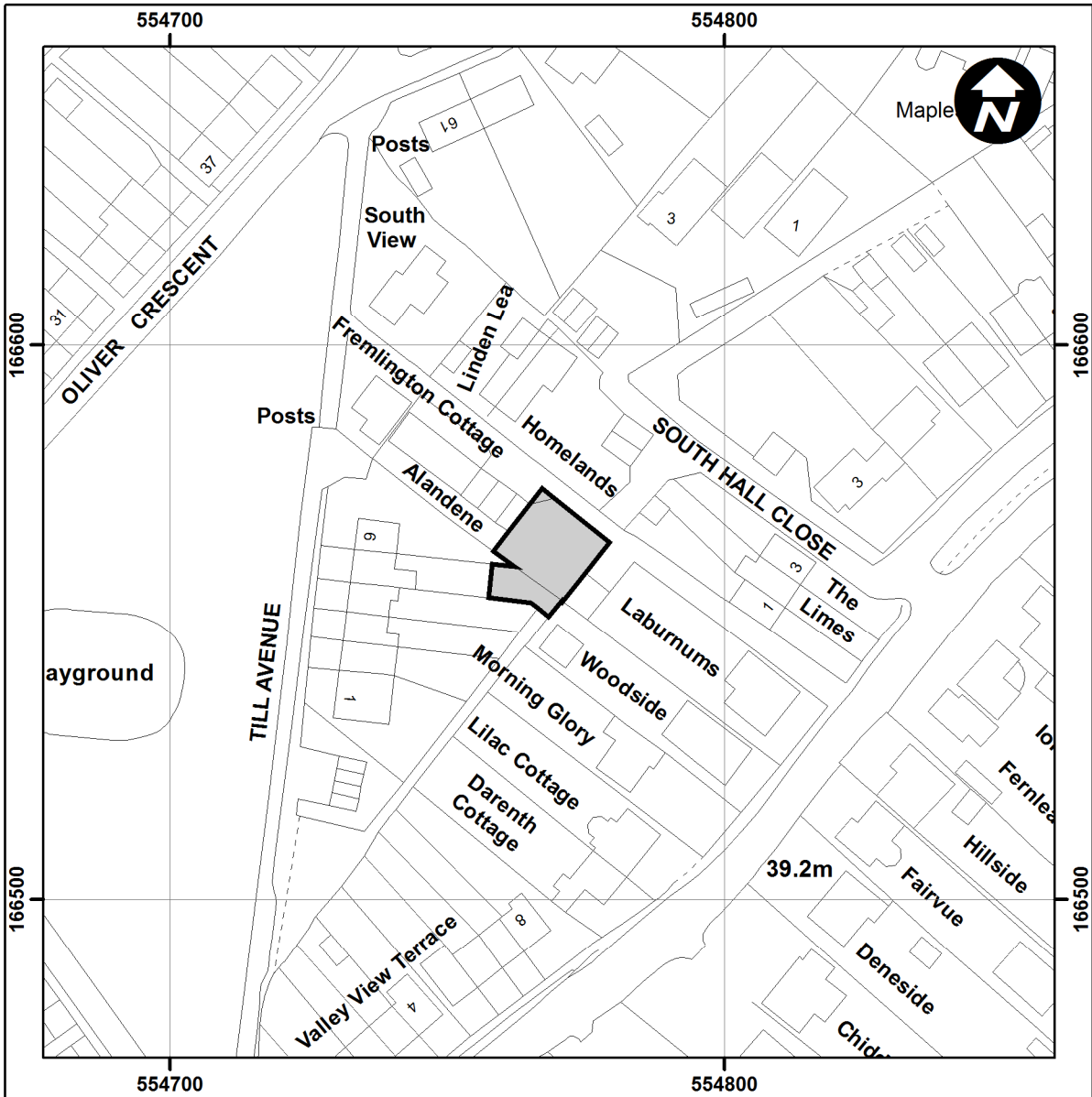
Pav Ramewal
Chief Executive Designate

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MGTACMBK8V000>

Link to associated documents:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MGTACMBK8V000>



Site Plan

Scale 1:1,250

Date 28/05/2013



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