

4.3 – SE/13/00820/FUL Date expired 23 May 2013

PROPOSAL: Demolition of existing bungalow. Erection of part two/three storey detached 5 bedroom house with solar panels to south elevation, garage and parking

LOCATION: Bamptons, 2 Crownfields, Sevenoaks TN13 1EE

WARD(S): Sevenoaks Town & St Johns

ITEM FOR DECISION

This application has been referred to the Development Control Committee since the officer's recommendation is at variance to the view of the Town Council and at the request of Councillor Raikes who is of the opinion that the development is wholly acceptable.

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

The proposal would harm the character and appearance of the area due to the significant increase in the bulk, size and built form of the proposed house, together with the prominent siting of the property within the site and the creation of a large area of suspended hard standing. The proposal therefore fails to respond to the distinctive local character of the area and would not be compatible with other buildings in the locality. This conflicts with policy SP1 of the Sevenoaks District Core Strategy and policy EN1 of the Sevenoaks District Local Plan.

The development would not comprise an effective use of land. Consent exists for a development that would achieve a density of 40 dwellings per hectare, while the proposed development would only achieve a density of 10 dwellings per hectare. The proposal therefore fails to comply with paragraph 17 of the National Planning Policy Framework and policy SP7 of the Sevenoaks District Core Strategy.

Note to Applicant

In accordance with paragraphs 186 and 187 of the NPPF Sevenoaks District Council (SDC) takes a positive and proactive approach to development proposals. SDC works with applicants/agents in a positive and proactive manner, by;

- Offering a duty officer service to provide initial planning advice,
- Providing a pre-application advice service,
- When appropriate, updating applicants/agents of any small scale issues that may arise in the processing of their application,
- Where possible and appropriate suggesting solutions to secure a successful outcome,
- Allowing applicants to keep up to date with their application and viewing all consultees comments on line (www.sevenoaks.gov.uk/environment/planning/planning_services_online/654.asp),
- By providing a regular forum for planning agents,
- Working in line with the NPPF to encourage developments that improve the improve the economic, social and environmental conditions of the area,

- Providing easy on line access to planning policies and guidance, and
- Encouraging them to seek professional advice whenever appropriate.

In this instance the applicant/agent:

1) Working in line with the NPPF, the application was refused as the proposal failed to improve the economic, social or environmental conditions of the area.

Description of Proposal

- 1 The application seeks the approval of the demolition of the existing bungalow and the erection of a replacement detached dwelling and detached garage outbuilding. The dwelling would have the appearance of a two storey property but provide accommodation over three floors. Due to the levels of the site, which fall away steeply from the front of the plot to the rear, the rear of the building would possess three storeys.
- 2 The proposed house would have a similar site coverage compared with the existing bungalow and garage. However, the depth of the proposed dwelling would be between 10.7m and 12.3m whereas the bungalow has a depth of between 7m and 9m at its deepest point. The property has been designed with a footprint that is fairly rectangular in shape with various projections to the front and rear. At its highest point to the front of the property, the height of the proposed building would be 10.5m, rising to 11.5m to the rear. This would be a maximum of 7m higher than the existing bungalow.
- 3 The front facade of the house would possess one main front projection and a more subservient central roof projection, both of which would have gable ends. Single storey bay window projections are also proposed to both sides of the front elevation. The main roof would be hipped and would have a ridge height lower than that of the two front projections. Variations in fenestration are proposed as well as the use of different materials and a canopy over the front entrance providing some architectural interest to the front façade.
- 4 The rear of the building would have three separate sections, two being projections and the third being the central section of the building. Both projections would have a hipped end. Again, window openings would vary in appearance and would also include two sets of French windows. Flank windows are mainly proposed along the north facing elevation of the building. The rear of the building would stand three storeys in height given the drop in levels through the plot.
- 5 The proposed dwelling would be located a minimum of 13m back from the site frontage, being roughly in line with the front wall of the detached garage of 4 Crownfields, to the south-east of the site. The rear wall of the house would be set slightly forward of the rear wall of No.4.
- 6 The proposed garage building would be sited to the front of the proposed house, with the sloping frontage levelled to provide level footings for the outbuilding. The garage would be located a minimum of 9m from the site frontage, would be 5.3m

high (rising to a maximum of 6.5m with the drop in levels), 6m wide and 6m deep. The garage would provide parking for two vehicles and the remaining hard standing would provide space for further parking and turning. Further ground works are proposed to the front of the house with both ramp and stepped access being provided to the main entrance and the southern side of the property, which would be at a lower level. Retaining walls would be required to the front left hand corner of the house and to the side of the garage building.

7 In comparison with the previous application submitted on the site, which was allowed by the Inspector (SE/10/02682/FUL), the footprint of the building has been increased due to an increase in the width of the building by about a metre. The height of the proposed house to the front and rear would also be significantly greater than that of the approved building, increasing by 2m to the front and 1m to the rear. In addition, the position of the house within the site would be very different, with the proposed house being brought forward by about 2m compared to the position of the approved building. The changes above have led to an overall alteration of the design and appearance of the proposed property compared with the approved building. Finally, the number of units proposed has been reduced from four flats to a single dwelling.

8 Table comparing the previously approved scheme against the current proposal –

	Approved scheme SE/10/02682/FUL	Proposed scheme SE/13/00820/FUL
Maximum height to the front	8.6m	10.5m
Maximum height to the rear	10.7m	11.5m
Maximum width	14.3m	15.2m
Maximum depth	12m	12.3m
Minimum distance to the front of site	15m	13m

Description of Site

9 The site comprises a single detached bungalow, set centrally within an elongated plot. The site slopes steeply from the street down to the front of the dwelling and continues to drop to its rear boundary. The bungalow does not feature significantly in most views of the site from the street, and views are clearly obtained over its roof profile from South Park and the top of Crownfields. The bungalow and adjoining garage occupy the width of the site with steep driveway access and hard standing for the parking of cars to the front of the bungalow. The remainder of the front of the site is soft landscaped with low level fencing which provides a feeling of openness at this point in the street.

10 The street falls steeply from its junction with South Park and the properties step down on the street meaning each one is set lower than its adjacent neighbour. At the bottom of Crownfields the land levels off with the dwellings at the bottom being largely on the same level.

11 No.2 sits adjacent to No.4 to the south and a public footpath to the north. Beyond the footpath is St. Thomas Primary school and No.1 South Park, a small single storey building set directly onto the highway. No.4 is set approx. 1m lower than No.2 with a detached garage set forward of the main dwelling. There is an

obscure glazed window on the north flank of No.4 which currently looks across the rear of the existing bungalow.

- 12 To the rear boundary, the ground continues to fall away steeply towards No.12 Crownfields. There are a range of primary habitable window openings to the rear of this property, there is approximately 60m separation between existing buildings and some boundary screening. At present the existing bungalow cannot be seen from the garden area due to the change in levels, only the roof profile of the existing bungalow can be seen from the first floor rear window openings. There is a similar relationship with No.10 although at an angle, no part of the existing dwelling is visible from the garden area at No.10.

Constraints

- 13 The site lies within the urban confines of Sevenoaks.

Policies

Sevenoaks District Core Strategy

- 14 Policies - L01, L02, SP1, SP2, SP5 and SP7

Sevenoaks District Local Plan

- 15 Policies – EN1 and VP1

Other

- 16 The National Planning Policy Framework (NPPF) paragraphs – 14, 17 and 56
- 17 Sevenoaks Residential Character Area Assessment Supplementary Planning Document (SPD)

Planning History

- 18 SE/08/02042 - Demolition of existing bungalow and erection of five, two bedroom flats with associated parking. Refused 02.10.08, Appeal dismissed 27.10.09
- 19 SE/09/00352 - Demolition of existing bungalow and erection of five, two bedroom flats with associated parking. Refused 16.04.09, Appeal dismissed 27.10.09
- 20 SE/10/02682 - Demolition of existing bungalow. Erection of part two/three storey building comprising four flats (one three bedroom, two two-bedroom flats and one one-bedroom flat), four car parking spaces and four enclosed cycle parking spaces. Refused 16.12.10, Appeal allowed 13.07.11

Consultations

Town Council – 25.04.13

- 21 ‘Sevenoaks Town Council recommended approval.’

KCC Highways Engineer – 22.04.13

- 22 'I write to confirm that I have no objection to the proposals with respect to highway matters. I confirm that the car parking proposals are with standards.
- 23 The scheme utilises an existing access or vehicle crossover. However should works be required in the highway approval and a statutory licence will be required from Kent County Council – Highways and Transportation (web: www.kent.gov.uk/roads_and_transport.aspx or telephone: 08458 247800).'

KCC Public Rights of Way Officer – 11.04.13

- 24 'Public Rights of Way Footpath SU21 runs along the northern boundary of the property. I do not anticipate that it will be affected by the development. I enclose a copy of the Public Rights of Way network map showing the line of this path for your information.
- 25 The granting of planning permission confers no other permission or consent on the applicant. It is therefore important to advise the applicant that no works can be undertaken on a Public Right of Way without the express consent of the Highways Authority. In cases of doubt the applicant should be advised to contact this office before commencing any works that may affect the Public Right of Way.
- 26 Should any temporary closures be required to ensure public safety then this office will deal on the basis that:
- The applicant pays for the administration costs
 - The duration of the closure is kept to a minimum
 - Alternative routes will be provided for the duration of the closure.
 - A minimum of six weeks notice is required to process any applications for temporary closures.
- 27 This means that the Public Right of Way must not be stopped up, diverted, obstructed (this includes any building materials or waste generated during any of the construction phases) or the surface disturbed. There must be no encroachment on the current width, at any time now or in future and no furniture or fixtures may be erected on or across Public Rights of Way without consent.'

Thames Water – 08.04.13

'Waste Comments

- 28 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.

29 Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

30 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

Water Comments

31 With regard to water supply, this comes within the area covered by the South East Water Company. For your information the address to write to is - South East Water Company, 3 Church Road, Haywards Heath, West Sussex. RH16 3NY. Tel: 01444-448200'

Representations

32 One letter of representation has been received in duplication from the neighbouring school raising concerns regarding impact on the character of the area, impact on neighbouring amenity, overshadowing, loss of light and impact on the learning environment. A second letter of representation has also been received in support of the application.

Head of Development Services Appraisal

Principal Issues

33 The main issues in the consideration of this application are the principle of the development, the potential impact on the character and appearance of the area and the potential impact on neighbouring amenity. Other issues include parking provision, highways safety, Public Right of Way, drainage, sustainable development and the Code for Sustainable Homes.

Principle of the development –

34 The NPPF encourages the effective use of land by reusing land that has been previously developed, provided it is not of high environmental value (para. 17). Policy LO1 of the Core Strategy advises that development will be focused within the built confines of existing settlements, with Sevenoaks being the principal for development in the district.

35 In my view the site comprises previously developed land, which is not of high environmental value, and the development would take place within the built confines of Sevenoaks. The scheme therefore complies in this respect with the NPPF and policy LO1 of the Core Strategy.

- 36 Consent remains extant for the demolition of the existing bungalow and the erection of a building comprising four flats, SE/10/02682. I would acknowledge that the prevailing character of the area is one that is made up of individually designed two storey detached houses that are set back from the road, as identified within the Sevenoaks Residential Character Area Assessment SPD. However, the approved building has the appearance of a single dwelling. Hence the building was considered to be acceptable to the Inspector. Further to this I am of the view that the approved development would continue to be acceptable today given its appearance and following the adoption of the Sevenoaks Residential Character Area Assessment SPD.
- 37 I would therefore conclude that the development would not comprise an effective use of land in this instance. This is reflected in the density of the two developments, with the 2010 scheme achieving a density of 40 dwellings per hectare, which is in line with policy requirements for the Sevenoaks area (policy SP7 of the Core Strategy), and the proposed development only achieving a density of 10 dwellings per hectare. The current proposal, for a single dwelling, therefore fails to comply with paragraph 17 of the NPPF and policy SP7 of the Core Strategy.

Impact on the character and appearance of the area –

- 38 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)
- 39 Policy SP1 of the Core Strategy states that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated.
- 40 Policy EN1 of the Local Plan states that the form of the proposed development, including any buildings or extensions, should be compatible in terms of scale, height, density and site coverage with other buildings in the locality. This policy also states that the design should be in harmony with adjoining buildings and incorporate materials and landscaping of a high standard. I therefore consider that these policies are broadly consistent with the NPPF.
- 41 The Sevenoaks Residential Character Area Assessment SPD identifies locally distinctive positive features of the area as being individually designed two storey detached houses that are set back from the road and long panoramic views across verdant development including the Kippington Conservation Area and Character Area. In proposing new development in the area buildings should be set back from the road, development should not significantly detract from panoramic views across the area to the south east and mature trees and hedged boundaries which contribute to the character of the road should be retained.
- 42 The design of the front facade would, generally speaking, continue to create the impression that the property is a two storey dwelling. Stepped level changes along the frontage and the excessive height when viewed from both side elevations would, however, clearly indicate that this is not the case. I have concerns about the appearance of the front elevation, which is as a result of the different roof lines, window sizes and designs, and finishing materials creates a rather confused

appearance. However, I would acknowledge that the design would be individual to the local area.

- 43 The site coverage of the building would remain larger than other residential properties in Crownfields. Other properties are either of similar width or depth but not an amalgamation of both. Further to this the application now proposes a building with a significantly greater height and width compared with that previously approved. To further compound the dominant appearance the property would have within the street scene, the dwelling has been sited further forward within the site than the building that has the benefit of planning permission. This would result in more of the three storey element of the rear of the house being exposed to views from the surrounding vantage points. It follows that the property would appear visually disproportionate to the scale of other residential units within Crownfields.
- 44 As with the previous, earlier proposals that were refused and dismissed at appeal, by retaining a levelled slab rather than responding to the contours of the site, I consider that the scheme would create a building with a bulky appearance which would appear to rise out of the ground rather than utilise the topography to its full potential. As a result the house would dominate the landscape visually in comparison with other buildings surrounding the site.
- 45 The applicant has provided a street scene view from South Park which indicates only the roof section would really be visible. This is somewhat simplistic and misleading in that as you approach the site along South Park, views are obtained of the site over the low level fencing which contributes to the open feeling of this part of the street and views down into the site are obtained.
- 46 The plan is a useful tool in comparing the height of the proposed dwelling in comparison with the neighbouring property at 4 Crownfields. However, the height of the proposed dwelling would be over 4m higher than No.4 at the ridge of the large gable ended section of the house. To provide some context, the existing bungalow is roughly 1.5m lower in height than No.4. The proposal would therefore not respond positively to the drop in levels from north to south along the street.
- 47 The garage outbuilding would also, in my view, create a structure that would have a dominant appearance within the street scene. However, a similar sized garage building stands to the front of 4 Crownfields. This is in closer proximity to the frontage of the plot compared with that proposed for 2 Crownfields but does have the benefit of being screened by mature soft landscaping along the front boundary of the site. Given the situation at No.4, I would conclude that the proposed garage would impact the character of the area but this impact, on balance, would not have a detrimental impact.
- 48 The level of hard standing to the front of the site is comparable to that approved as part of the previous scheme. However, due to the significant level changes proposed to the front of the house the proposed parking area would have a suspended appearance, a feature not found elsewhere in the street scene. Some landscaping is shown to the frontage of the site but it would not be possible to wholly screen the suspended appearance of the parking and turning area.
- 49 I therefore consider that the proposed scheme has taken a backwards step in terms of the progress that had been made with regards creating an acceptable scheme for the site. Indeed, the proposed house draws comparisons with the

building refused by the Inspector under SE/08/02042/FUL in terms of its proposed dimensions and siting within the plot.

- 50 The increase in the bulk, size and built form of the proposed house, compared to the building approved under SE/102682/FUL, would be to the detriment of the character of the area. So too would the location of the dwelling further forward in the site and the creation of a large area of suspended hard standing. The proposal therefore fails to respond to the distinctive local character of the area and would not be compatible with other buildings in the locality.

Impact on neighbouring amenity –

- 51 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.
- 52 Policy EN1 of the Sevenoaks District Local Plan requires that any proposed development should not have an adverse impact on the amenities of neighbours and also ensures a satisfactory environment for future occupants.
- 53 I consider that the neighbouring residential properties most affected by the proposed house would be the adjoining dwellings to the north, 1 South Park, and south, 4 Crownfields.
- 54 Elsewhere, neighbouring properties on Crownfields to the south-west of the site, Nos. 10 and 12 would remain a significant distance away from the proposed building, roughly 55m. However, due to the steep topography when looking north-east from the first floor rear openings at No.12 the roof of the existing bungalow is visible.
- 55 The proposed development would still be clearly visible from the rear window openings and lower garden space, but most prominent from the first floor openings. Although the proposed windows would look directly towards No.12, given the separation distances involved and the screening impact of the existing boundary screening within the ownership of No.12, I consider there would continue to be a perception of being overlooked rather than a sustained and intrusive actual loss of privacy.
- 56 I would also acknowledge that the dwelling would be sited close to the northern boundary of the site, separated from the adjacent primary school by a public footpath, and some northern flank openings face towards the school. However, the house would remain well screened by established tree coverage along the southern boundary of the school grounds. In addition, the gap between the proposed property and the school buildings would be sufficient not to be overbearing, dominant or impact outlook.
- 57 To further protect amenity, the upper floor windows that are proposed to be secondary windows or to serve bathrooms could be obscure glazed to prevent overlooking and a loss of privacy. As there is no permanent residential accommodation at the school, and with the existing screening I do not consider that there would be any harmful impact on the amenity of the school from the proposed scheme.

- 58 South Park Cottage is set to the front of the application site, at a raised level compared to the application site. There would be views obtained of the development from the flank and rear elevation openings at this property, however, given the lower levels of the application site, oblique angle of view and distance of separation (approx. 30m) I consider that there would be no significant harm to the amenities enjoyed by the occupiers of this dwelling.
- 59 The proposed house would be sited significantly forward of the front wall and just forward of the rear wall of 4 Crownfields. The distance of separation between the two properties would be a minimum of about 6m to the main part of No.4. In addition, No.4 has a main aspect to the front and rear of the dwelling, with a single obscure glazed side facing window onto No.2.
- 60 The position of the proposed house, the orientation of No.4 and the position of the detached garage at No.4 means that the proposed dwelling would not cause a detrimental loss of outlook from the front and rear facing windows of No.4 as well as the rear amenity area of the neighbouring property. The arrangement of No.4 and the distance of separation to the proposed house would also ensure no overbearing effect was created. No.4 is to the south of the application site and so no loss of sunlight would occur. The relationship between the two buildings would also result in no detrimental loss of daylight.
- 61 The new property would have some side facing windows in the southern elevation of the building. These would either serve bathrooms or would be secondary windows and so it would be possible to preserve privacy and prevent overlooking by obscuring the glazing in these windows. A large number of rear facing windows are proposed for the new dwelling. However, these would only have oblique views across the rear amenity area of No.4, the main aspect being to the far end of the neighbouring rear garden. The raised terrace to the rear of the house would also cause no loss of privacy or overlooking in my view.
- 62 The proposed house would retain a minimum distance of just over 23m to the rear of 1 South Park, the garage a distance of about 9m. A difference of levels also exists between the two sites, No.1 being set at a higher level to 2 Crownfields. These distances of separation and difference in levels would prevent any detrimental loss of outlook from the rear of No.1 and any significant overbearing effect. The application site is to the south of No.1 but I believe that, due to the distances of separation and changes in levels that the development would lead to a significant loss of daylight and sunlight.
- 63 The front windows of the proposed house that would be closest to No.1 would serve a library and a bathroom. The library would be at ground floor level for the front of the site and so would allow little in the way of overlooking or cause a loss of privacy. The bathroom window, at first floor level, would potentially provide views across to No.1 causing a loss of privacy. I am therefore of the opinion that this window could be obscure glazed to prevent any detrimental impact. Other first floor windows to the front of the proposed house would be further away and the view towards No.1 from these windows would be at a more oblique angle. As mentioned above, the upper floor windows in the northern side elevation, which are proposed to be secondary windows or to serve bathrooms, could be obscure glazed to prevent overlooking and a loss of privacy.

- 64 Overall, I therefore consider that the proposed building would, on balance, not have a detrimental impact on the adjoining neighbouring properties to the site and would provide a satisfactory environment for future occupants.

Other Issues

Parking provision and highways safety –

- 65 Policy EN1 of the Sevenoaks District Local Plan requires that proposed development should ensure the satisfactory means of access for vehicles and provides parking facilities in accordance with the Council's approved standards.
- 66 The proposal comprises the provision of a minimum of 2 parking spaces on site, a figure that complies with current parking standards. The proposal would also utilise the existing access to the site, with some alterations proposed to the levels of the front of the plot to level this area out more from the existing steep gradient to also allow for the turning of vehicles.
- 67 As confirmed by the Highways Engineer, the parking provision, continued use of the existing access and turning area proposed are wholly acceptable.

Public Right of Way –

- 68 A public right of way abuts the site, along the north-west boundary of the plot. This would appear to be unaffected by the proposed development but the applicant can be notified by way of informative that any necessary stopping up or works to the right of way would first require a separate consent.

Drainage –

- 69 Thames Water have raised no objection to the proposal with regard to sewerage infrastructure and have confirmed that surface water drainage it is the responsibility of a developer to make proper provision for drainage and that where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. The applicant can be informed of this by way of an informative on any approval of consent. They can also be informed that the area is covered by the South East Water Company for water supply.

Code for Sustainable Homes –

- 70 Policy SP2 of the Core Strategy requires that new homes achieve at least Level 3 of the Code for Sustainable Homes. Applicants must submit evidence which demonstrates how the requirements have been met or which demonstrate that compliance is not technically or financially feasible.
- 71 This matter has been acknowledged by the applicant as part of their submission. However, details as to how the new dwelling would achieve Code Level 3 are not wholly included. It is, however, possible to require that the applicant submit full evidence that the development will achieve Level 3 of the Code for Sustainable Homes by way of condition attached to any approval of consent for the application.

Sustainable development –

72 The NPPF states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision taking (para. 14). For decision-taking this means approving development proposals that accord with the development plan without delay and where the development plan is absent, silent or relevant policies out of date, granting of permission unless:-

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole;
- specific policies in this framework indicate development should be restricted; or
- material considerations indicate otherwise.

73 In my opinion, the proposed scheme would not wholly accord with the development plan, and I have explained this in detail above. It follows that the development is not appropriate and there would be adverse impacts in granting planning permission for the development.

Access Issues

74 Ramped access would be provided to the front entrance of the house providing access for all individuals.

Conclusion

75 It is considered that the proposed replacement dwelling would have a detrimental impact on the character and appearance of the area and would represent an underuse of the site. Consequently the proposal is not in accordance with the development plan and therefore the Officer's recommendation is to refuse.

Background Papers

Site and Block Plans

Contact Officer(s): Mr M Holmes Extension: 7406

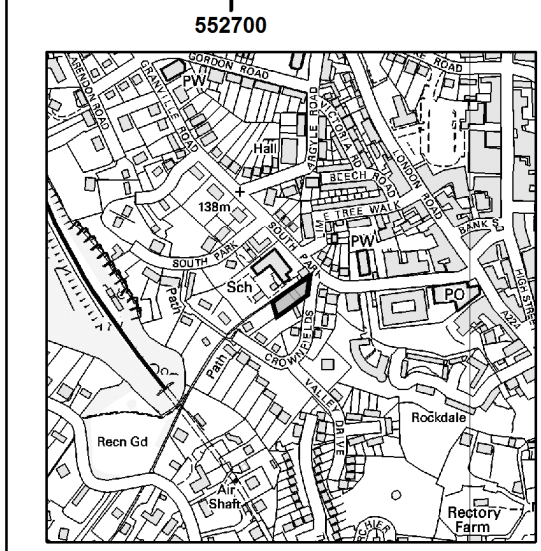
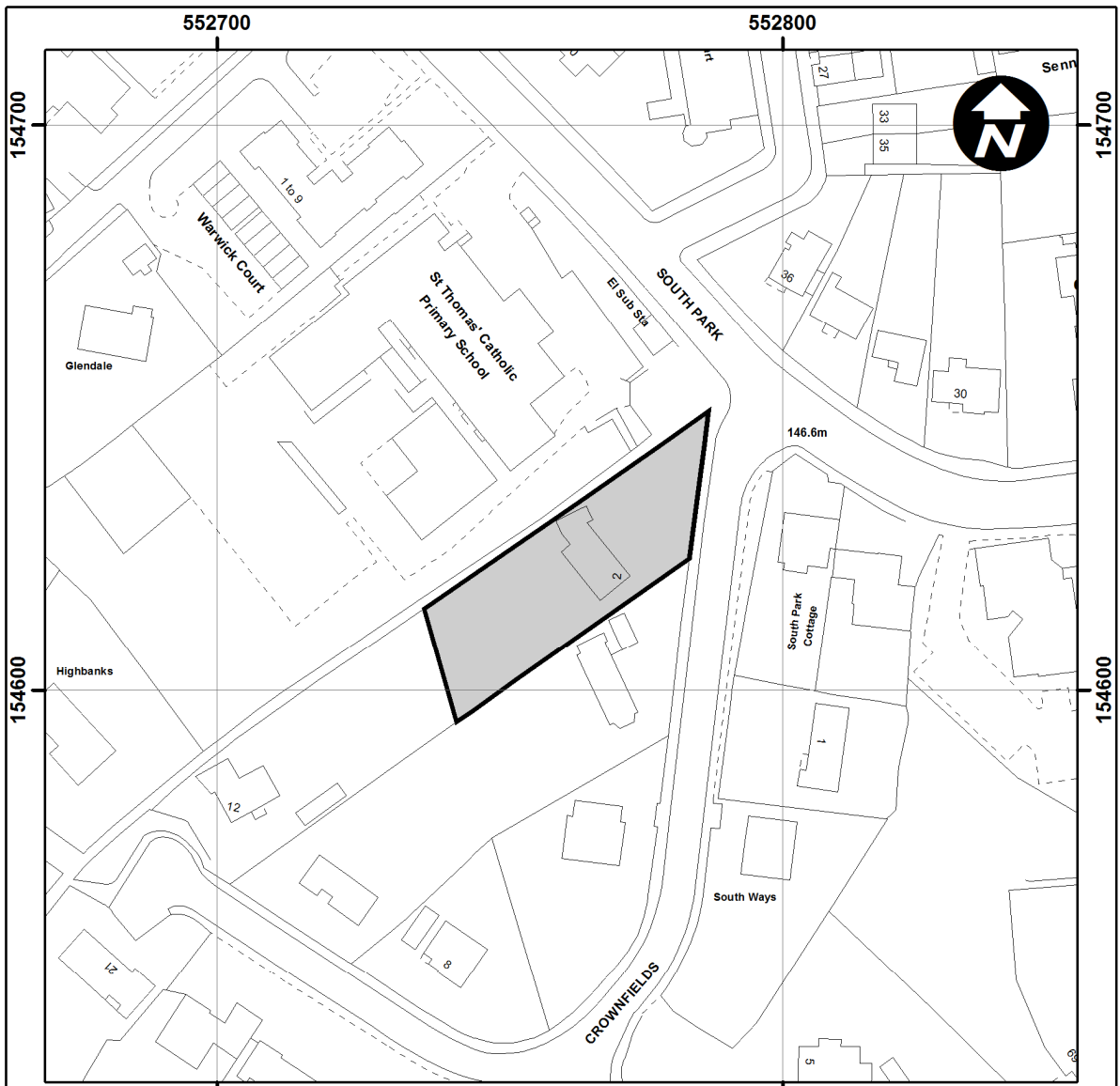
Pav Ramewal
Chief Executive Designate

Link to application details:

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=MJU044BK0L000>


Link to associated documents

<http://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=MJU044BK0L000>



Site Plan

Scale 1:1,250
Date 23/07/2013



Sevenoaks
DISTRICT COUNCIL

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Block Plan

