

22/00376/FUL

Revised expiry date 4 July 2022

Proposal: Erection of a bungalow on an infill plot with dormers on the rear elevation and velux windows on the front elevation to accommodate rooms in the roof.
Alterations to windows.

Location: Meadowside, Beesfield Lane, Farningham Dartford Kent DA4 0BZ

Ward(s): Farningham, Horton Kirby & South Darenth

Item for decision

The application has been referred to Development Control Committee by Councillor McGarvey and Councillor Carroll due to the impact on the Area of Outstanding Natural Beauty, the Metropolitan Green Belt, the impact on the character of the area, impact on the residential amenity of neighbouring properties and the disregard to the previously approved scheme.

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

1) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking or re-enacting or amending those Orders with or without modification), planning permission shall be required in respect of development to the new dwelling hereby approved falling within Schedule 2, Part 1, Classes A, AA, B, C, D and E, of that Order.

To ensure that development within the permitted Classes in question is not carried out in such a way as to prejudice the appearance of the proposed development or the amenities of future occupants of the development or the occupiers of adjoining property in accordance with Policies EN1, EN5 and EN2 of the Sevenoaks Allocations and Development Management Plan.

2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 001, 003A, 004, 006B, 101A

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

3) Unless the Local Planning Authority agree in writing to any variation prior to implementation of these details, the proposed landscaping and boundary treatment shall be carried out in accordance with the details approved under application number 21/02735/DETAIL dated 30 November 2021.

In the interests of the visual amenities of the locality and amenities of the neighbouring occupiers in accordance with Policy EN1 and EN2 of the Sevenoaks

Allocations and Development Management Plan.

4) Within two months of the grant of permission, details of ecological enhancements shall be submitted and approved in writing by the Local Planning Authority. This shall include recommendations in 6.2 of the ecological appraisal (Kate Baldock May 2020) submitted with the approved scheme 20/03576/FUL. The approved details will be implemented within three months of approval and thereafter retained.

To promote biodiversity on the application site, as supported by Policy SP11 of the Sevenoaks Core Strategy.

5) Prior to first occupation of the dwelling details of an electric vehicle charging point, including details of the location and specification of the unit, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to first occupation of the dwelling and retained on site at all times.

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

6) The bathroom window located on the north west (side) elevation of the new building shall be obscured glazed and fixed shut below 1.7m at all times.

To protect the residential amenity of neighbouring properties as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan

7) Prior to first occupation of the dwelling, the parking spaces indicated on plan number 101A shall be made available for use and shall thereafter be retained on site at all times.

To support highway safety as supported by Policy T2 of the Sevenoaks Allocations and Development Management Plan.

Informatics

1) The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this act. Trees and scrub are present on the application site and are assumed to contain nesting birds between 1st March and 31st August unless a recent survey has been undertaken by a competent ecologist and has shown that nesting birds are not present.

2) A groundwater risk management permit from Thames Water will be required for discharging ground water into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what

measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water Risk Management Team by telephoning 02035779483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via www.thameswater.co.uk. Please refer to the Wholesale, Business customers, groundwater discharges section. With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposed to discharge to a public sewer, prior to approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.

- 3) The applicant is advised of Kent Fire and Rescue advice that the access routes, hardstanding and turning facilities should comply with the requirements of approved document B volume 1:2019, table 13 of the Kent Fire and Rescue Services.

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.

Background

- 1 Members will recall that this application was deferred from the Development Control Committee on the 30 June 2022. Unfortunately, notification advising Members of the site inspection did not provide the usual period of notice, as it was only sent on the morning committee.
- 2 Prior to the commencement of the site inspection, it was concluded that Members had not been given sufficient opportunity to attend the site to view the application proposals. Because of this, Members may not have been aware of the site inspection and/or been unable to attend at short notice. For this reason, the site inspection was cancelled.
- 3 The application is now being reported back in order to allow the site inspection to be undertaken following full notification to Members on the 21 July 2022.
- 4 The original report is attached in **Appendix A**, which sets out the officer's recommendation to approve. An additional comment on the application was received within the late observations which is reproduced as follows:

- 5 An email has been received from MP Laura Trott, and the following points have been raised:
- To ensure that all neighbour, Parish Council and Local Councillor's comments are taken into consideration at Development Control Committee.
 - To assess the impact on the Area of Outstanding Natural Beauty, Metropolitan Green Belt, character of the area and residential amenity.
- Conclusion**
- 6 For clarity, planning permission (20/03576/FUL) has already been granted for a bungalow in this location, which is a significant material consideration. The current differs from the approved scheme through the insertion of three rooflights in the front elevation and two dormers in the rear elevation. Therefore these aspects of the scheme are elements most relevant for Members consideration.
- 7 The three roof lights in the front elevation do not create any bulk and are visually acceptable in the local area and AONB. The roof lights are positioned 29 metres away from the rear elevation of Ingledene. Under Residential Extensions SPD we seek to protect the private amenity space of neighbouring properties, which is defined as the first five metres from the rear elevation of the property. There would still be a distance of 24 metres between the roof lights and the closest part of the defined private space of Ingledene. It should also be remembered the National Design Model Code only requires a minimum distance of 15-20 metres back to back between properties. Therefore the roof lights do not result in a significant loss of privacy or overlooking to justify a refusal, as they comfortably pass the local and national privacy standards.
- 8 The two rear dormers face onto fields to the rear and do not result in any loss of privacy or overlooking of neighbouring residential properties. The dormers are relatively modest in size on the property and would sit comfortably within the roof slope. They do not significantly increase the bulk and massing on the roof form, given that are actually relatively small. Given they are sited on the rear elevation, they are not visually prominent in the local area and would not harm the landscape character of the AONB compared to the approved scheme. Landscape planted and biodiversity enhancements are being secured by condition, which will enhance the AONB.
- 9 In summary, in light of the above and officer's original report contained within Appendix A, the development is considered to comply with the relevant local and national policies and to represent an acceptable form of development.

Background papers

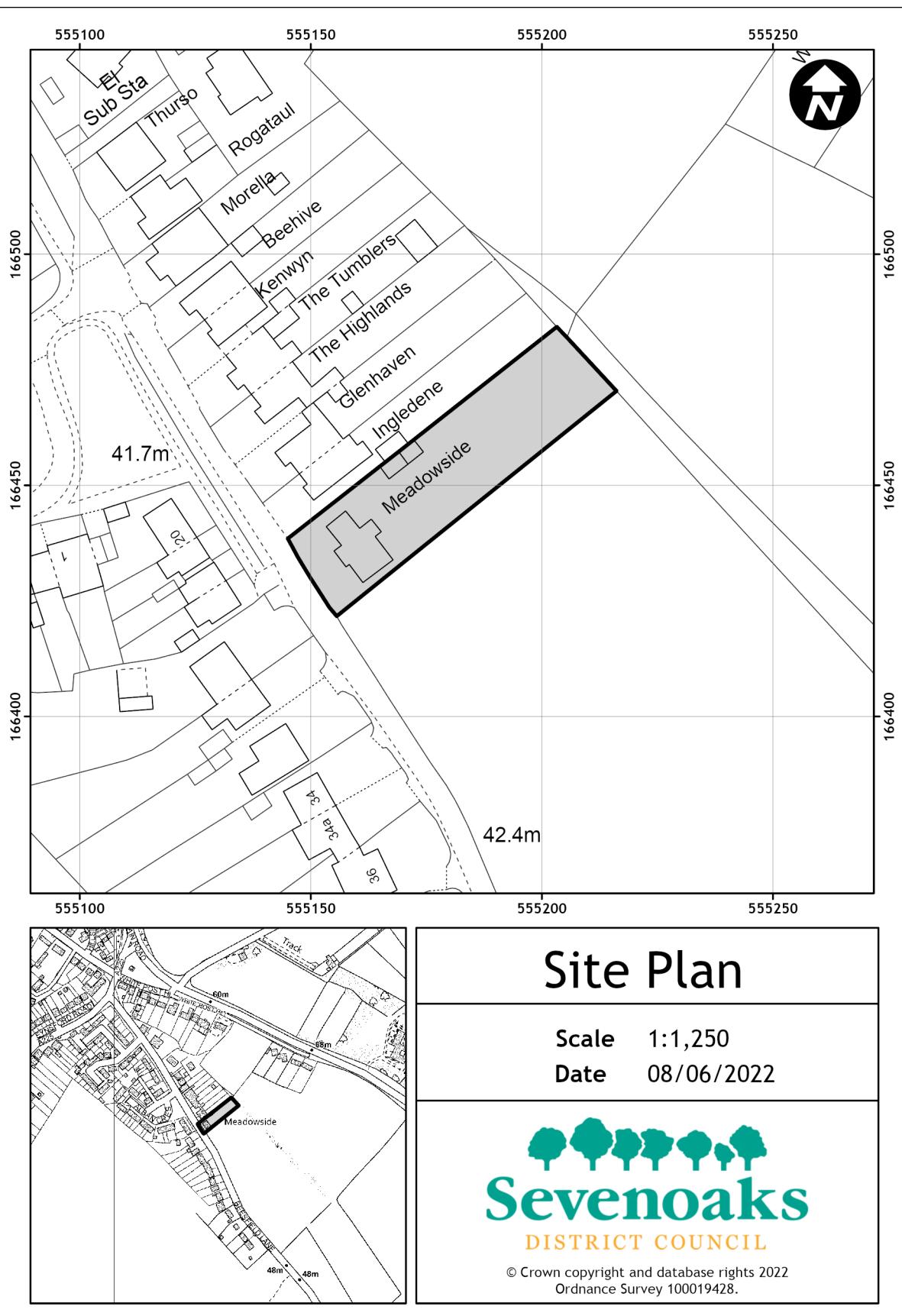
Site and block plan

Contact Officer(s): Louise Cane: 01732 227000

Richard Morris
Planning Officer

[Link to application details:](#)

[Link to associated documents:](#)



BLOCK PLAN

