



Sevenoaks
TOWN COUNCIL

27th February 2014

You are summoned to attend a meeting of the PLANNING COMMITTEE to be held in the Council Chamber at the address below on Monday 3rd March 2014. Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.

Deputy Town Clerk

Committee Members

Cllr S Arnold
Cllr C L L Baker
Cllr N J L Busvine OBE
Cllr Mrs J M Canet
Cllr G R S Clack
Cllr A S Clayton
Cllr Mrs M E Crabtree - **Vice Chairman**
Cllr Mrs A E Dawson

Cllr A Eyre
Cllr R M C Hogarth
Cllr Mrs M A London
Cllr R J Parry
Cllr R L Piper
Chairman - Cllr S G Raikes
Cllr P E Towell
Cllr P C Walshe

PUBLIC QUESTION TIME

To enable members of the public to make representation or to put questions to the Committee on any planning matters, with the exception of individual planning applications which will be considered under a later agenda item.

AGENDA

Apologies for absence

- 1 REQUESTS FOR DISPENSATIONS
To consider requests from Members to enable participation in discussion on items on the agenda in which the Member has a Disclosable Pecuniary Interest. [S 31 & 33 Localism Act 2011 refers]
- 2 DECLARATIONS OF INTEREST
To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

Town Council Offices
Bradbourne Vale Road
Sevenoaks, Kent TN13 3QG
Tel: 01732 459953 Fax: 01732 742577

Email: council@sevenoakstown.gov.uk
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3 MINUTES

To approve and sign the minutes of the Planning Committee meeting held on the 17th February 2014, subject to the following amendment: (copy attached)

- i. Modify declarations to note that Cllr Mrs Crabtree abstained from “voting **and discussion**” on (8ix) 14/00147/WTPO – The New School at West Heath

4 TREE WORK

(a) To consider tree work applications received from the Sevenoaks District Council during the two weeks ending 27th February 2014:

- i. 14/00389/WTCA – Hillbury, Woodland Rise – Cllr Mrs Crabtree
Reduce the length of the lower limb to 1 Silver Birch tree by approx one third. (CA)
- ii. 14/00384/WTPO – 10 Quaker Close – Cllr Clack
One Ash tree section fell to ground level. (TPO)
- iii. 14/00461/WTCA – 46 South Park – Cllr Arnold
Remove 20% of Silver Birch tree. Remove 1 Cypress tree. (CA)
- iv. 14/00303/WTPO – Ragstone, The Vine – Cllr Arnold
Holme Oak in rear garden 15% crown reduction to manage the trees size in proximity to the property and allow more light access
- v. 14/00433/WTCA – Mead Bank, South Park – Cllr Arnold
Removal of large limb from 1 Cypress tree. (WTCA)
- vi. 14/00449/WTCA – 51 Hartslands Road – Cllr Clayton
Removal of xmas tree. (Conservation Area)
- vii. 14/00304/WTPO – 12 St Botolphs Road – Cllr Arnold
Reduce the height of one mature Yew Tree by 35% and reduce the number and length of branch spurs thus encouraging future growth around the top of the reduced crown.
- viii. 14/00319/WTPO – 82 Oakhill Road – Cllr Piper
Various works to trees. (TPO)
- ix. 14/00310/WTCA – St Aidans 70 Oakhill Road – Cllr Eyre
Pruning to 1 Yew tree (Conservation Area)
- x. 14/00321/WTPO – 10 The Rise – Cllr Eyre
Various works to trees (TPO).

5 Representation at Development Control Meetings

To receive and consider sending a representative to speak on the following application, due to be considered by the Sevenoaks District Development Control Committee on 5th March 2014, 7pm

- i. 13/03559/HOUSE – 51A Mount Harry Road

6 LICENSING

To receive and consider the following licensing applications submitted to Sevenoaks District Council during the two weeks ending 27th February 2014:

- i. 14/00353/LAPRE – The Sennockian, 139 - 141 High Street – Cllr Busvine

7 PLANNING APPEALS

(a) To receive and consider supporting Sevenoaks District Council by written representation on the following planning appeal:

- i. 14/2212937 – Corner Cottage, 22 St Botolph's Road (Lawful Development)

(b) To receive and note the inspector has dismissed the following appeals:

- i. 14/2212197 – 20 Quakers Hall Lane

8 PLANNING APPLICATIONS

(a) To receive and note the comments on the attached schedule were forwarded to Sevenoaks District Council on 19th February 2014 under Chairman's Action (copy attached)

(b) The meeting will be adjourned to enable members of the public, by prior arrangement, to speak on individual planning applications which are on the current agenda.

(c) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the two weeks ending the 27th February 2014 (copy attached).

9 PRESS RELEASES

To consider any agenda item which would be appropriate for a press release.

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 17th February 2014 at 7pm

Present:

Committee Members

Cllr S Arnold	Present	Cllr A Eyre	Present
Cllr C L L Baker	Present	Cllr R M C Hogarth	Present
Cllr N J L Busvine OBE	Present	Cllr Mrs M A London	Present
Cllr J M Canet	Present	Cllr R J Parry	Present
Cllr G R S Clack	Left 8:10	Cllr R L Piper	Apologies
Cllr A S Clayton	Apologies	Cllr S G Raikes - Chairman	Present
Cllr Mrs M E Crabtree - Vice Chairman	Left: 8:01	Cllr P E Towell	Present
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Arr: 7:08

Deputy Town Clerk
Committee Clerk

PUBLIC QUESTION TIME

None

411 REQUESTS FOR DISPENSATIONS

No requests were received.

412 DECLARATIONS OF INTEREST

Cllr Mrs Crabtree declared an interest in any matters pertaining to Kent County Council

Cllr Raikes declared a non-pecuniary interest in the following applications:

- i. (8iv) 14/00211/WTPO – 58 Hitchen Hatch Lane
- ii. (8xii) 14/00129/WTPO – Ampney 1A Carrick Drive
- iii. [23] 14/00184/HOUSE – Mimosa House, Wildernesse Avenue – Abstained from voting

Cllr Mrs Crabtree declared a non-pecuniary interest in application

- i. (8ix) 13/00147/WTPO – The New School at West Heath – Abstained from voting

Cllr Parry declared a pecuniary interest in the following application and abstained from discussion and voting:

- i. (8x) 14/00152/WTPO – 12 Burntwood Road

413 DECLARATIONS OF LOBBYING

Cllr Raikes declared he had been lobbied in respect of the following application:

- i. (8xi) 14/00150/WTPO – Little Combe, Wildernesse Avenue

414 MINUTES

It was **RESOLVED** that the minutes of the Planning Committee meeting held on Monday 3rd February 2014 previously approved at Council on the 10th February 2014 be received and signed.

415 CONSULTATIONS

(a) Draft Kent Minerals and Waste Local Plan 2013 - 2030 pre submission

The Committee received and noted the draft Kent Minerals and Waste Local Plan 2013 - 2030 pre submission.

It was **RESOLVED** that Sevenoaks Town Council welcome the consultation noting that it had no comment to make on the document.

(b) Road Casualty Reduction Strategy for Kent 2014 – 2020 Consultation

The Committee received and considered the Road Casualty Reduction Strategy for Kent 2014 – 2020.

It was **RESOLVED that** the following comments be forwarded in response to the consultation:

- i. The return on investment should be one of the concerns when considering the funding of initiatives set out in the document.
- ii. Ref A2.1 / A10.1 – Sevenoaks Town Council request that KCC also commit to support other organisations in bidding for funds where the initiative seeking funding would help meet aims set out in the document.
- iii. Ref A4.1 – Sevenoaks Town Council noted that the 33% reduction in the KSI figure from the 2004-2008 average had almost been met by 2014 and questioned whether KCC should use this opportunity to set a more ambitious target for KSI reduction e.g. 40%, in line with the Child KSI target.

416 FLOODING IN SEVENOAKS

The Committee received and noted an email concerning flooding in Sevenoaks District.

It was noted that it was not clear from the email what capacity the sender was acting in and the extent to which the information gathered would be used.

It was **RESOLVED that** it be suggested the sender contact KALC who would be able to give a more authoritative response and that any information obtained should also be forwarded onto KCC Highways and Transportation.

417 SEVENOAKS RAILWAY SERVICES

The Committee received and considered a letter from the Sevenoaks Rail Travellers Association on the issues facing rail users.

It was **RESOLVED that**:

- i. Representation be made to South Eastern to request that the standard Sevenoaks timetable be reinstated immediately (currently the off peak xx29 and xx59 are skipping Sevenoaks in attempt to recoup time lost between Hastings and Tunbridge Wells)
- ii. Contact be made with the MP to request assistance lobbying the DfT to ensure that all fast services from Sevenoaks are maintained.
- iii. Contact be made with KCC and SDC to request support in lobbying to ensure the retention of all fast services from Sevenoaks.

418 ROAD CLOSURE NOTICES

The Committee received and noted the following road closure notice:

- i. Bradbourne Vale Road, between Bradbourne Road and St Johns Hill, 6th – 16th May 2014, 9pm until 5am (excluding weekends)

419 TREE WORK

(a) The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 13th February 2014:

It was **RESOLVED** that the following comments be forwarded to Sevenoaks District Council:

- i. 14/00243/WTPO – 29 Kippinton Road – Cllr Eyre
T20 - Beech - Crown reduce by approx. 20% removing 2-3m of growth, leaving balanced and aesthetically shaped. Tree is very large and has co-dominant stems with included bark. (TPO)
Sevenoaks Town Council recommended approval.
- ii. 14/00253/WTCA – 4 Granville Road – Cllr Busvine
Various works to trees (CA).
Sevenoaks Town Council recommended refusal unless the Arboricultural Officer confirms that the proposed works constitutes good husbandry, and will not be injurious to the trees, especially works to T9 and T12.
- iii. 14/00242/WTCA – 16 Dartford Road – Cllr Clayton
Large conifer - Dismantle to near ground level. Front Garden The tree has outgrown the space it occupies and the roots are visibly damaging the drive surface. It is also blocking light to the property being on the south side of the house. (CA)
Sevenoaks Town Council recommended approval subject to the Arboricultural Officer being satisfied with the proposed work and a suitable replacement tree being planted.
- iv. 14/00211/WTPO – 58 Hitchen Hatch Lane – Cllr Raikes
Fell 1 Sycamore tree. Cut back branches of 1 Oak tree. Reduce canopy to 1 Oak tree by approx 30% (WTPO)
Sevenoaks Town Council recommended approval for the felling of the Sycamore and cutting back of branches of the Oak, but refusal for the canopy reduction of the Oak unless the Arboricultural Officer is satisfied that the works are necessary.
- v. 13/03873/WTCA – Spring Cottage, Clenches Farm Road – Cllr Parry
Various works to trees in a conservation area.
Sevenoaks Town Council recommended approval.
- vi. 14/00178/WTCA – 37 Vine Court Road – Cllr Clack
T1 - sycamore - fell and poison (Conservation Area).
Sevenoaks Town Council recommended approval.
- vii. 14/00170/WTCA – 33 Vine Court Road – Cllr Clack
Crown lift of one Beech tree to 5.2m above ground level; cut back encroachment from building to give a 3.0m clearance and clear BT lines. (CA)
Sevenoaks Town Council recommended approval subject to the Arboricultural Officer being satisfied that there will be no detrimental impact on the health of the tree due to crown lift.
- viii. 14/00149/WTPO – 22 Kippington Road – Cllr Parry
Various works to trees
Sevenoaks Town Council recommended approval.
- ix. 14/00147/WTPO – The New School at West Heath – Cllr Parry
Various works to trees
Sevenoaks Recommended approval for works to T1, refusal for felling of T2 unless the Arboricultural Officer is satisfied the tree's health necessitates removal, and refusal for works to T3.
- x. 14/00152/WTPO – 12 Burntwood Road – Cllr Eyre
Work to 1 Oak Tree
Sevenoaks Town Council recommended approval.

- xi. 14/00150/WTPO – Little Combe, Wildernesse Avenue – Cllr Mrs Crabtree
Fell 1 no. Lime located in centre of the access drive.
Sevenoaks Town Council recommended refusal.
//Informative: it was noted that the applicants neither own the tree nor have they made contact with the owners//
- xii. 14/00129/WTPO – Ampney 1A Carrick Drive – Cllr Hogarth
Works to 2 Castanea Sativa trees (TPO)
Sevenoaks Town Council recommended approval for the pruning of branches of the Chestnut trees, and refusal for the felling of the Beech tree unless the Arboricultural Officer considers that the tree poses a danger to the house.
- xiii. 14/00177/WTPO – Santillana Solefields Road – Cllr Eyre
Fell one Douglas Fir tree to near ground level. (TPO)
Sevenoaks Town Council recommended refusal unless the Arboricultural Officer is convinced the tree is unsafe as stated in the application.

420 PLANNING APPEALS

(a) The Committee received and noted the following Householder appeals had been submitted:

- i. 14/2212197 – 20 Quakers Hall Lane

(b) The Committee received and considered notification of the appeal venue and date for the following planning appeal:

- i. 13/2209911 – Land North of Bourchier Close

It was **RESOLVED** that Cllr Mrs London would represent the Town Council.

(c) The Committee received and noted that the inspector had dismissed the following appeals:

- i. 13/2197186 - Mill House, Mill Lane

421 PLANNING APPLICATIONS

The meeting was reconvened and the Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 13th February 2014 and it was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

422 PRESS RELEASE

It was **RESOLVED** that a press release be issued on Sevenoaks Town Council's objection to any loss of fast train services from Sevenoaks to London.

The meeting closed at 8:23pm

CHAIRMAN

Planning Applications Considered

Applications considered on 17-2-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03111/FUL	Mr A Byrne 26/02/2014	Cllr Mrs London	Mr G Bunce 01622 6911
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Watkins		Land North Of	Bourchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/02/14
<p>Erection of 66 bed class C2 nursing home.</p> <p>SE/13/03111/FUL - Amended plan</p> <p>The following additional information has been received: Amendments proposed regarding access to the open space and provision of a play area; landscape and visual impact assessment; additional information to support transport statement; additional ecology information and further statement on drainage and flood risk.</p>				

<p>Sevenoaks Town Council recommended refusal on the following grounds:</p> <p>i.Over intensive use of the site</p> <p>ii.The excessive bulk and mass would have a detrimental impact on the residential area</p> <p>iii.The development would result in the loss of an important area of green space within the Town, contrary to saved policy EN9 of the Sevenoaks Local Plan and SP1 of the Sevenoaks Core Strategy</p> <p>iv.Insufficient onsite parking has been provided</p> <p>v.The proposed egress onto Sevenoaks High Street is unsuitable for the number of traffic movements which would arise from the proposed development</p> <p>vi.The Town Council remains concerned about localised flooding and drainage in the area, noting that the development is situated above the Sevenoaks Railway tunnel.</p>				
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2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03337/HOUSE	M Holmes 21-02-2014	Cllr Raikes	Mr J Tombs 07880 79422
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Hosiene			20 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/14
<p>Demolition of a single storey side extension (East) to facilitate a new single storey side extension with four velux windows to rear elevation. Erection of a two storey side extension (West). Alterations to fenestration.</p> <p>SE/13/03337/HOUSE - Amended plan</p> <p>Internal alteration to layout of first floor of side extension so that bedroom is to the front and bathroom is to the rear.</p>				

<p>Sevenoaks Town Council recommended approval.</p>
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Planning Applications Considered

Applications considered on 17-2-14

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03347/FUL	M Holmes 28-02-2014	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Bland		Bamptons	2 Crownfields	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/14
<p>Demolition of existing bungalow. Erection of part two/three storey detached 5 bedroom house with associated garaging and parking.</p> <p>SE/13/03347/FUL - Amended plan</p> <p>Level changes made and elevational amendments made to bring the development in line with the approved scheme.</p> <p>Amended proposal description:</p> <p>Demolition of existing bungalow. Erection of part two/three storey detached 5 bedroom house with associated garaging and parking. As amended by plans received 06.02.14.</p>				

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03601/FUL	B Phillips 20-02-2014	Cllr Clack	SJM Planning 07974 274
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Keys		Land To The North Of	1 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/01/14
<p>Demolition of existing detached garage; Erection of one detached dwelling to rear of existing property.</p>				

Sevenoaks Town Council recommended refusal on the following grounds:

- i.The proposal would result in there being insufficient amenity space for both the new property and the donor property**
- ii.Overdevelopment of the site**
- iii.Unneighbourly to no.3 Pinewood Avenue**
- iv.Injurious to the Street Scene**
- v..The design of the proposed building does not follow guidance set out in the Residential Character Area Assessment SPD.**

Planning Applications Considered

Applications considered on 17-2-14

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03673/CAN	H Broughton 03-03-2014	Cllr Clack	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
BT Payphones		Telephone Box North West Of	8 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/14
Removal of BT public payphone.				
SE/13/03673/CAN - Amended plan				
Second round of consultation.				

Sevenoaks Town Council unanimously recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03713/HOUSE	M Holmes 21-02-2014	Cllr Mrs Dawson	Mr Wyatt Glass 832430
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Groves		Amberley	Linden Chase	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/14
Demolition of existing conservatory, erection of ground floor side and rear extensions. Attached double garage, alterations to fenestration, ground floor rear deck with ballustrade, front ballustrade and driveway.				

Sevenoaks Town Council unanimously recommended approval subject to matching materials being used.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03789/HOUSE	B Phillips 20-02-2014	Cllr Parry	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Hooper			39 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/01/14
Double storey side extension. New roof and render to existing study / garage block				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-2-14

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03857/FUL	M Holmes 13-02-2014	Cllr Clack	Mr S Hiscocks 463916
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Seely			24 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14
<p>Demolition of existing double storey garage/store and single storey construction. To provide two buildings separated by a new courtyard. The existing first floor flat is to be refurbished with the ground floor use class A1 to be converted to C3 and double storey warehouse building at the back of the site to be converted from use class A1 to C3 to provide 1no 2 bed flats, 1no 3 bed flat and a 2 bed mews house.</p> <p>SE/13/03857/FUL - Amended plan</p> <p>Minor amendments to elevations and front boundary treatment</p> <p>Amended proposal description:</p> <p>Demolition of existing double storey garage/store and single storey construction. To provide two buildings separated by a new courtyard. The existing first floor flat is to be refurbished with the ground floor use class A1 to be converted to C3 and double storey warehouse building at the back of the site to be converted from use class A1 to C3 to provide 1no 2 bed flats, 1no 3 bed flat and a 2 bed mews house. As amended by plans received 20.01.14.</p>				

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00015/HOUSE	H Tribe 25-02-2014	Cllr Parry	Mr D Horn 01689 836855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ord			75 Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/14
<p>Demolition of existing conservatory and the erection of a single storey rear extension.</p>				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00017/HOUSE	N Thompson 14-02-2014	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Parkin			7 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14
<p>The erection of a first floor extension with alterations to the rear and west fenestration.</p>				

Sevenoaks Town Council unanimously recommended approval subject to the Planning Officer being satisfied there will be no loss of amenity to adjoining properties.

Planning Applications Considered

Applications considered on 17-2-14

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00019/HOUSE	H Broughton 24-02-2014	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Blackmore			5 Chichester Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/14
The erection of a two storey side extension.				

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00033/HOUSE	N Thompson 17-02-2014	Cllr Baker	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Wood			24 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/14
Demolish and rebuild single story, flat-roofed triple garage block at bottom of garden.				
SE/14/00033/HOUSE - Amended plan				
Amended floor plans				

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00036/FUL	H Broughton 24-02-2014	Cllr Eyre	Mr D Shaw 01342 838060
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Golding			31 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/02/14
Demolition of existing dwelling and garage. Erection of new detached dwelling and garage, with associated landscaping.				

Sevenoaks Town Council recommended refusal unless the dormer window for bedroom no.5 is replaced with a velux window.

Planning Applications Considered

Applications considered on 17-2-14

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00055/HOUSE	H Broughton 13-02-2014	Cllr Parry	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Bullock			130 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14
<p>Garden store with two roof lights attached to existing garage to front of property.</p> <p>SE/14/00055/HOUSE - Amended plan</p> <p>Amended plans received 22-01-14</p> <p>Amended proposal description:</p> <p>Garden store with two roof lights attached to existing garage to front of property. Amended plans received 22.01.14.</p>				

Sevenoaks Town Council recommended approval.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00068/FUL	M Holmes 13-02-2014	Cllr Mrs Crabtree	Mr A Hicken 01622 77622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Sparrow		Bambi Cottage	Parkfield	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14
<p>Demolition of existing workshop and garage, construction of replacement dwelling with attached garage.</p>				

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that:

- i. The design and materials are in keeping with the Conservation Area**
- ii. There will be no loss of amenity to neighbouring properties**
- iii. The application will not be contrary to any conditions attached to previous grants of permission**

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00070/HOUSE	H Broughton 19-02-2014	Cllr Eyre	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Esterhuizen			1 Littlecourt Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14
<p>Partial demolition of existing ground floor rear extension and erection of first floor side extension and two storey rear extension with twin pitched roof, first floor rear balcony with timber and metal balustrade.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-2-14

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00091/HOUSE	N Thompson 19-02-2014	Cllr Canet	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Weston-Simons			27 Bosville Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/01/14
Demolition of existing side extension and the erection of a single storey side extension with lantern roof light.				

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00115/HOUSE	H Broughton 19-02-2014	Cllr Baker	Mr R Turner 0783621905
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Coombs			3 Pontoise Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14
Demolition of an existing side garden store to facilitate the erection of a single storey side extension and internal alterations.				

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00122/HOUSE	M Holmes 26-02-2014	Cllr Parry	Mrs O Maddison 669131
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J O'Sullivan		Canes	Hopgarden Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/14
Enlarged entrance porch to front, enlarged glazed opening and new decked area to rear, with flue for the wood burning stove to rear roof.				

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00140/HOUSE	B Phillips 18-02-2014	Cllr Towell	Mr D Kenvin 350237
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A L Fitch			45 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/14
The erection of a front porch.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-2-14

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00165/ADV	B Phillips 19-02-2014	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Clarke		St Johns Community Mental He	1 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14
Installation of Fabricated Aluminium composite sign panel 4mm thick, set with 20mm deep channel fixings riveted to rear. Mounted to 76mm diameter steel PVC coated posts.				

Sevenoaks Town Council recommended refusal as the size of the sign would have a detrimental impact on the setting of the neighbouring Conservation Area and be injurious to the street scene.

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00167/ADV	J Russell 19-02-2014	Cllr Busvine	Mrs D Pitt 01527 504276
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Boots Company PLC		Boots Opticians Ltd	110 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/14
1 x Non Illuminated Folded Aluminium Fascia ,1x Non Illuminated traditional Hanging Sign.				

Sevenoaks Town Council recommended approval.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00184/HOUSE	B Phillips 26-02-2014	Cllr Mrs Crabtree	Mr M Barrett 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Cosgrove		Mimosa House	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/14
Erection of a second floor roof front and side extension to accommodate loft conversion, insertion of three eyebrow dormer windows on front elevation, insertion of three eyebrow dormer windows and two conservation grade roof lights on the rear elevation. Alterations to fenestration and internal alterations.				

Sevenoaks Town Council recommended refusal on the grounds that the proposed design, especially the inclusion of eyebrow dormers, is out of keeping with the conservation area and would not enhance the street scene

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00191/HOUSE	H Broughton 21-02-2014	Cllr Busvine	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Gale			66 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/02/14
Removal of steel staircase and infill doorway to right flank elevation, demolition of single storey rear extension and erection of single storey rear extension with 4 roof lights.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 17-2-14

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00193/LDCEX	A Seare 14-02-2014	Cllr Parry	Mr J Simmons 07760 495 445
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Tansley			27 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				29/01/14
Confirmation that the works commenced, erection of an oak framed garden room including an enclosed shed for storage and open fronted timber garden room, falls within permitted development.				

Sevenoaks Town Council consider that the works fall within permitted development rights.

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00204/HOUSE	B Phillips 27-02-2014	Cllr Eyre	A Jackson 851800
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs R Appleford			80 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/02/14

The erection of a single storey side & rear extension.

Sevenoaks Town Council recommended approval.

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00269/HOUSE	B Phillips 26-02-2014	Cllr Eyre	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Rose			74 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/02/14

The erection of a two storey extension to the front elevation and new tiled porch.

Sevenoaks Town Council recommended approval.

28	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00280/HOUSE	J Russell 28-02-2014	Cllr Eyre	Sandra Lynch
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs G Gorrill			25 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/02/14

Demolition of existing garage and erection of single storey extension with room in roof, including roof light. Raising of the roof height to incorporate first floor and conversion of roof space to include two front dormers and roof lights. The erection of single storey rear extension with atrium roof.

Sevenoaks Town Council unanimously recommended approval.

Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG

Direct Dial: 01732 227000, Option 3
Ask For: Neal Thompson
Email: Planning.information@sevenoaks.gov.uk
My Ref: SE/13/03559/HOUSE
Your Ref: MR NIKOLAS ANTONIOU
Date: 26 February 2014

For the attention of: Mrs L Larter

Dear Sir/Madam

Town and Country Planning Act 1990

Site: 51A Mount Harry Road Sevenoaks Kent TN13 3JN

Development: Demolition of garage and erection of part single storey, part two storey side extension. Loft conversion, involving raising the roof height of the property, with skylights at the front and dormer windows at the rear. Replace existing porch with larger porch.

The current application on this site is due to be considered at the meeting of the Development Control Committee at the Council Chamber, Sevenoaks District Council Offices, Argyle Road, Sevenoaks, Kent, TN13 1HG on **5th March 2014** at 7.00 pm.

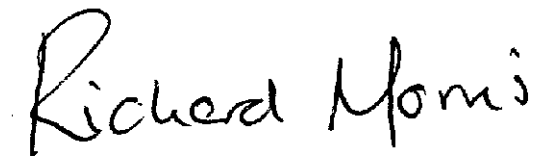
The Council operates a system of public speaking at meetings of the Committee. An electronic version of the "Speaking on Planning Applications" leaflet is available via the Council's Website, www.sevenoaks.gov.uk. Alternatively, a paper copy of this leaflet can be obtained from the Planning Reception at Sevenoaks District Council Offices.

If a representative from the Parish/Town Council would like to speak on the application, please register your interest with the **Council's Contact Centre on 01732 227000**, who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

Once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team By the end of the day BEFORE the meeting date (email: DC.Committee@sevenoaks.gov.uk). This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans.

Copies of the committee agenda, including the report relevant to this application, will be available in reception on the night of the meeting. Alternatively a copy of the report can be obtained from the Democratic Services Team, 5 working days before the committee date, subject to normal planning copying charges. If you wish you can view and download a copy of the report 5 working days before the Committee Date, via the Council's Web Site, www.sevenoaks.gov.uk

Yours faithfully

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive, slightly slanted style.

Richard Morris
Chief Planning Officer

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/13/03559/HOUSE	N Thompson 03-01-2014	Cllr Raikes	Mr N Antoniou 01403 25
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Edwards		51A Mount Harry Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 16/12/13

Demolition of garage and erection of part single storey, part two storey side extension. Loft conversion, involving raising the roof height of the property, with skylights at the front and dormer windows at the rear. Replace existing porch with larger porch.

Comment on 23/12/13

No. of days taken to comment 7

Sevenoaks Town Council recommended refusal as it was unable to verify the measurements of the proposal and was concerned about the loss of amenity as a result of the overbearing nature of the building and overlooking of the neighbouring properties in Hitchen Hatch Lane

Decision on

Appeal on

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/13/03559/HOUSE	N Thompson 10-02-2014	Cllr Raikes	Mr N Antoniou 01403 25
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs S Edwards		51A Mount Harry Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 21/01/14

Demolition of garage and erection of part single storey, part two storey side extension. Loft conversion, involving raising the roof height of the property, with skylights at the front and dormer windows at the rear. Replace existing porch with larger porch.

SE/13/03559/HOUSE - Amended plan

Amended plans received 17.01.14

Comment on 03/02/14

No. of days taken to comment 13

Sevenoaks Town Council recommended refusal on the following grounds:

1. Loss of amenity as a result of the overbearing nature of the building and overlooking of the neighbouring properties in Hitchen Hatch Lane
2. The proposal increase in ridge height is contrary to guidance set out in the Residential Extensions SPD

Decision on

Appeal on

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Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG

Direct Dial: 01732 227387
Ask for: Ben Phillips
Your ref:
My ref: SE/13/02001/LDCEX
Date: 14th February 2014

Town and Country Planning Act 1990 - Appeal Under Section 195

Dear Sir/Madam,

Appeal by: Mr And Mrs May
Site: Corner Cottage 22 St Botolphs Avenue Sevenoaks KENT TN13 3AL
Nature: Extension and conversion of attic into bedroom and bathroom with rooflight and window to East elevation and dormer to South Elevation, part removal of chimney stack on East elevation.
Appeal Ref: APP/G2245/X/14/2212937
SDC Ref: SE/13/02001/LDCEX
Appeal Start Date: 11th February 2014

An appeal has been made to the Planning Inspectorate against the Council's refusal of planning permission for the development described above.

The appeal will be determined by the submission of written representations and site inspection by the appointed Inspector. Any written comments made by you at the application stage will be sent to the Planning Inspectorate and copied to the appellant. If you wish to make any additional comments you must submit three copies to the Planning Inspectorate, Room 3/26a Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; APP/G2245/X/14/2212937, to arrive by 25th March 2014. If representations are submitted after the deadline they will not normally be seen by the Inspector and will be returned.

The Planning Inspectorate have introduced an online appeals service which you can use to comment on this appeal. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Inspectorate may publish details of your comments, on the internet (on the Appeals area of the Planning Portal). Your comments may include your name, address, email address or phone number. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply information

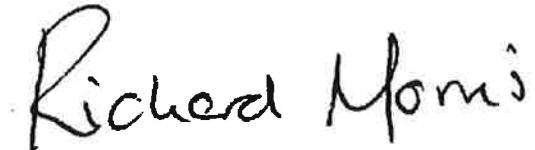
Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

A Procedural Guidance on Planning Appeals is available free of charge through the Council's Website or on the Planning Portal.

You will be able to view the Appeal Documents and Decision on the Councils website.

Yours faithfully,

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive, slightly slanted style.

Richard Morris
Chief Planning Officer

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/13/02001/LDCEX	B Phillips 12-08-2013	Cllr Mrs London	Mr P Fowler 01622 7307
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs May	Corner Cottage	22 St Botolphs Avenue	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 24/07/13

Extension and conversion of attic into bedroom and bathroom with rooflight and window to East elevation and dormer to South Elevation, part removal of chimney stack on East elevation.

Comment on 05/08/13

No. of days taken to comment

12

Sevenoaks Town Council recommended approval.

Decision on 01/09/13

SDC Refused 1 Ground 18-09-13

Appeal on

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Appeal Decision

Site visit made on 18 February 2014

by Paul Freer BA (Hons) LLM MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 25 February 2014

Appeal Ref: APP/G2245/D/14/2212197
20, Quakers Hall Lane, Sevenoaks, Kent TN13 3TR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs David Thompson against the decision of Sevenoaks District Council.
 - The application Ref SE/13/02309/HOUSE, dated 31 July 2013, was refused by notice dated 7 November 2013.
 - The development proposed is a rear roof extension with new dormer to create a playroom.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposed development on:
 - the character and appearance of the existing building and the surrounding area, and
 - the living conditions of the occupiers of Nos. 18 and 22 Quakers Hall Lane, specifically in relation to outlook.

Reasons

Character and appearance

3. The proposed rear extension of the roof would reinstate the original hipped roof profile of the building. This would be in keeping with the prevailing character of the Quakers Hall Lane area, as set out in the Sevenoaks Residential Character Area Assessment (SRCAA). The proposed rear extension of the roof would, in itself, therefore make a positive contribution to the streetscene.
4. The proposed dormer extension would project beyond the side plane of the roof as proposed to be enlarged and would, albeit only to a limited extent, wrap around onto the side of the roof. Although the dormer would be set below the ridge of the roof, it would nonetheless sit awkwardly on the rear roof slope and would appear as a bulky and incongruous addition to the roof. The dormer would not be well integrated into the roof profile and would not be subservient to the existing building. The dormer would therefore negate the benefit resulting from the reinstatement of the hipped roof profile.

5. Notwithstanding the change in ground levels, the dormer would be visible from Quakers Hall Lane, particularly from positions on the opposite side of the road to the west of the appeal property. In these views, the projection of the dormer beyond the side roof plane would be readily apparent and would appear as an unsympathetic addition to the roof form that fails to respect the characteristic hipped roof profile of the houses on the north side of Quakers Hall Lane.
6. I accept that there are examples of dormers in the vicinity of the appeal site that are prominent in the streetscene. However, I have not been provided with details of the circumstances surrounding the construction of these dormers. I therefore can not be certain that these examples are directly comparable to the appeal proposal. I also note that the SRCAA considers some over-dominant dormers to be negative features in the streetscene. However, I have in any event determined this appeal on its own merits.
7. I conclude that the proposed development would unacceptably harm the character and appearance of the existing building and the surrounding area. The proposed development would therefore be contrary to Policy EN1 of the Sevenoaks District Local Plan, which requires that the design of extensions should be in harmony with other buildings in the locality. The proposed development would also be contrary to the guidance contained within the Council's Residential Extensions Supplementary Planning Document and the Sevenoaks Residential Character Area Assessment. The latter specifically requires that the characteristic hipped roof profile of the houses on the north side of Quakers Hall Lane should be respected.

Living conditions

8. I acknowledge that the proposed roof extension and dormer would change the outlook from Nos. 18 and 22 Quakers Hall Lane. However, the windows in the flank elevations in these properties already face onto the appeal property and the outlook from those windows is already largely dominated by the appeal property. I consider that the outlook from these windows would not be materially worse as a result of the proposed roof extension and dormer. I therefore conclude that the proposed development would not unacceptably harm the living conditions of the occupiers of Nos. 18 and 22 Quakers Hall Lane in relation to the outlook from those properties. The proposed development would not conflict with Policy EN1 of the Sevenoaks District Local Plan, or the guidance contained within the Council's Residential Extensions Supplementary Planning Document insofar as they relate to living conditions.

Conclusion

9. Although I have found that the proposed development would not harm the living conditions of the occupiers of Nos. 18 and 22 Quakers Hall Lane, this does not outweigh my conclusion in relation to the character and appearance of the existing building and the surrounding area.
10. Accordingly, I conclude that this appeal should be dismissed.

Paul Freer

INSPECTOR

Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
SE/14/00160/FUL	B Phillips 03-03-2014	Cllr Mrs London	Mr J Escott 01689 83633
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs B Dineen	Toni And Guy, The Old Marke	103 High Street	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

Application on 12/02/14

Enclosure of an existing covered archway at ground floor level to allow extension of existing A1 use of the building. External alterations involving glazing to existing arches. Installation of a new heating/ventilation system, louvre panel and ventilation grille to rear gable, 4 ventilation grilles to ground floor side elevation.

Comment on 19/02/14

No. of days taken to comment

7

Sevenoaks Town Council recommended refusal on the following grounds:

- The proposal would be detrimental to the street scene
- The present arcade enhances the appearance of the Town Centre
- The proposal would be detrimental to the appearance of the 18th Century listed building.
- The building was identified as contributing to the Character of the Conservation Area and forms part of an important grouping of buildings within the Conservation area.

Decision on

Appeal on

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Planning Applications to be Considered

Planning Applications received to be considered on 03 March 2014

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03555/FUL	M Holmes 11-03-2014	Cllr Piper	Mr J Haskins 452200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
D.B. Design & Build			60 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/14

Demolition of existing dwelling and construction of replacement residential property and the relocation of the existing private driveway.

SE/13/03555/FUL - Amended plan

Layout amended to retain some trees on southern boundary of the site adjacent to the rear of the new house and noise impact assessment and further tree information submitted

Amended proposal description:

Demolition of existing dwelling and construction of replacement residential property and the relocation of the existing private driveway. As amended by plans and information received 17.02.14.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03683/HOUSE	H Broughton 12-03-2014	Cllr Eyre	Mr J Maxted 07917 26571
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D McQueen			23 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14

Demolition of utility room, chimney and sheds to facilitate the erection of a two storey side/front and single storey rear extension.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03690/HOUSE	M Holmes 07-03-2014	Cllr Eyre	Mr P Bayne 01435 86272
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Bezuidenhout		Chartside	Oak Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14

Erection of a three storey rear extension. Conversion of double integral garage in to 'endless' pool and gymnasium on ground floor.

SE/13/03690/HOUSE - Amended plan

Amended plan and description received 06.02.14

Amended proposal description:

Erection of a first floor side extension over existing garage and single storey rear extension with catslide roof. Conversion of double integral garage into habitable accommodation.

Planning Applications to be Considered

Planning Applications received to be considered on 03 March 2014

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/13/03725/HOUSE	H Broughton 17-03-2014	Cllr Towell	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Shurmer			6 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/14
Erection of a two storey rear extension				
SE/13/03725/HOUSE - Amended plan				
Amended Plans				

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00036/FUL	H Broughton 13-03-2014	Cllr Eyre	Mr D Shaw 01342 838060
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Golding			31 Garth Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/14
Demolition of existing dwelling and garage. Erection of new detached dwelling and garage, with associated landscaping.				
SE/14/00036/FUL - Amended plan				
Amended plans received 13.02.14				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00187/FUL	H Broughton 11-03-2014	Cllr Clack	Mr L Woodward 01959 56 5005
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss C Ficken			114 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/14
Change of use from A1 (Shops) to A5 (Hot Food Takeaway).				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00188/FUL	M Holmes 06-03-2014	Cllr Hogarth	Mr P Hadley 01689 83633
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Beale		Land West Of	9 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/14
Erection of 5 bedroom detached dwelling with integral garage.				

Planning Applications to be Considered

Planning Applications received to be considered on 03 March 2014

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00192/HOUSE	B Phillips 03-03-2014	Cllr Mrs Crabtree	Mr C Wilson 01892 65403
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs van Rossen-Geerdink		Tylers Barn	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/02/14
Construction of a 3-bay garage with accommodation above and cellar below. Changes to existing external staircase. Pitched roof to existing flat roofed dormer. Brickwork to house to be rendered.				

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00198/CONVAR	B Phillips 05-03-2014	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Manning			6A Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/14
Variation of Condition 3 (windows) and Condition 4 (approved plans) of planning permission SE/12/02568/HOUSE (The erection of two storey and single storey side extensions and porch enlargement) - to amend the North elevation bathroom and en-suite windows to clear rather than obscured glass.				

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00248/HOUSE	M Holmes 10-03-2014	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Tayton			48A The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14
Erection of a single storey side extension with three velux windows. Loft conversion into a habitable space with one dormer window to front and one to rear elevations. Alterations to fenestration including five velux windows to roof and new door to side elevation.				

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00252/HOUSE	H Broughton 06-03-2014	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Chown			11 Grange Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/14
Demolition of attached outbuildings to accommodate the erection of a single storey rear extension. New rooflights to existing north east and south west elevation roof (Retrospective).				

Planning Applications to be Considered

Planning Applications received to be considered on 03 March 2014

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00273/CONVAR	N Thompson 10-03-2014	Cllr Parry	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Rudd		5 Clenches Farm	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14
Variation of condition 2 (approved plans) and 3 (materials) of planning permission SE/13/02396/HOUSE- Erection of a two storey extension to east elevation with amendment - with amendments to fenestration including french doors varied to folding doors, lead effect flat roof & window joinery from wood to PVC wood effect windows.				

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00283/FUL	Mr A Byrne 11-03-2014	Cllr Mrs Crabtree	Miss C Westwell 01622 770000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs H Solbakke		Blackhall Spinney Cottage	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/02/14
Demolition of existing dwelling and construction of replacement dwelling.				

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00284/FUL	J Russell 12-03-2014	Cllr Eyre	Mr R Millard 01932 35272
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Shell UK Retail		Shell Garage	London Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
Demolition and removal of carwash & associated features, following with new surfacing and car park layout.				

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00317/FUL	M Holmes 05-03-2014	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Arnott		Knole House	Knole Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/02/14
A replacement Gatebox.				

Planning Applications to be Considered

Planning Applications received to be considered on 03 March 2014

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00336/CONVAR	M Holmes 06-03-2014	Cllr Hogarth	Miss A Broomfield 02072 507507
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sainsbury's Supermarkets Ltd			143 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/02/14

Variation of condition 3 and 11 of 13/02013/FUL to change of use from sui generis (car show room) to Class A1 (retail use) - with amendments to condition 3 (opening hours) in order to stay open between 7am and 11pm every day; and condition 11 (plans) alterations to fenestration including replacement of five windows at eastern elevation with brick work, relocation of approved plant to behind the rear of the store, creation of four new additional car parking spaces.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00338/HOUSE	H Broughton 14-03-2014	Cllr Mrs Dawson	Mr L Hutchinson 424047
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Cox			39 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/14

Demolition of garage and erection of a single storey front and side extension including a new porch. Alterations to main roof including raising of ridge height to incorporate a second floor and insertion of 4no roof lights to rear. Alterations to the parking with widening of the access.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00361/HOUSE	H Broughton 07-03-2014	Cllr Eyre	Mr M Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs P Glen			3 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14

Demolition of existing garage and construction of a single storey and two storey front, side and rear extensions (including new garage). Alterations and extensions to drive, paths and patio areas.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00365/HOUSE	J Russell 10-03-2014	Cllr Piper	Mr M Garland 01892 7245
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs T Fisk			13 Little Julians Hill	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14

Extension and alterations to existing garage to provide new workshop at ground floor and new first floor accommodation over.

Planning Applications to be Considered

Planning Applications received to be considered on 03 March 2014

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00370/HOUSE	H Broughton 10-03-2014	Cllr Clayton	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M L Pearce			66 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/02/14
Conversion of existing garage into a habitable space. Alterations to fenestration including new window to front elevation, two windows and a sun tunnel to side elevation.				

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00388/HOUSE	H Broughton 10-03-2014	Cllr Piper	Mr A Rayner 07980 29797
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Compton			79 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/02/14
Erection of a side extension over existing garage, with internal alterations. Enlarged porch and new lantern light over existing study.				

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00420/HOUSE	J Russell 12-03-2014	Cllr Mrs Walshe	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Regan			100 Hillingdon Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/14
The erection of single storey rear extension.				

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00423/HOUSE	H Broughton 12-03-2014	Cllr Busvine	Glyn Doughty 01959 5627
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Douglas		High Banks	South Park	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
Alterations to roof to include raised ridge height. Erection of a two storey front extension, to include relocated balcony and new covered porch. Reduction of existing garage, providing access to house at lower ground floor level and increase existing drive to allow additional parking and turning area.				

Planning Applications to be Considered

Planning Applications received to be considered on 03 March 2014

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00424/FUL	H Broughton 12-03-2014	Cllr Piper	Mr R Warner 01304 8436 07
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			6 Ashburnham Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
Replacement windows with PVCU.				

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00427/FUL	H Broughton 12-03-2014	Cllr Canet	Mr R Warner 01304 8436 07
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			44 Watercress Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
Replacing existing windows with PVCU.				

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00428/FUL	H Broughton 12-03-2014	Cllr Raikes	Mr R Warner 01304 8436 07
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			9 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
Replacing existing windows with PVCU.				

27	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00429/FUL	H Broughton 12-03-2014	Cllr Raikes	Mr R Warner 01304 8436 07
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Croucher			19 Harrison Way	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/02/14
Replacing existing windows with PVCU.				

Planning Applications to be Considered

Planning Applications received to be considered on 03 March 2014

28	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00440/HOUSE	B Phillips 14-03-2014	Cllr Piper	A Nuttall 07765 865232
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Smith			35 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/14
Removal of existing chalet style first floor and rebuild as 2 storey house, demolish conservatory and erection of 2 single storey extensions to rear.				

29	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/00480/VAR106	A Byrne 11-03-2014	Cllr Busvine	M Smith 457699
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
REEF (Sevenoaks) Ltd		Land North West Of	66 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/02/14
Modification or discharge of affordable housing obligation in relation to planning permission SE/13/01701/FUL.				