

17<sup>th</sup> November 2016

You are summoned to attend a meeting of the PLANNING COMMITTEE to be held at 7:00pm in the Council Chamber at the address below on Monday 21<sup>st</sup> November 2016  
**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.**

**Please note that the proceedings of this meeting may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014.** A copy of Sevenoaks Town Council's procedure for the recording meetings is available online at [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk) or by request. Members of the public addressing the Committee but not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.



Town Clerk

#### Committee Members

Cllr Arnold – **Vice Chairman**  
Cllr Busvine OBE  
Cllr Canet  
Cllr Chakowa  
Cllr Clayton  
Cllr Eyre  
Cllr Hogarth  
Cllr Mrs Parry

Cllr Parry  
Cllr Parson  
Cllr Piper - **Chairman**  
Cllr Raikes  
Cllr Schneider  
Cllr Towell  
Cllr Waite  
Cllr 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

- 1 APOLOGIES FOR ABSENCE  
To receive and note apologies for absence.

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577  
email: [council@sevenoakstown.gov.uk](mailto:council@sevenoakstown.gov.uk)  
web: [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk)

Town Clerk

2 REQUESTS FOR DISPENSATIONS

To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011)

3 DECLARATIONS OF INTEREST

To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.

4 MINUTES

To receive and sign the minutes of the planning committee meeting held Monday 7<sup>th</sup> November 2016, noting that the wording of planning recommendation [9] 3 Holly Bush Lane had been updated.

5 COMMUNICATIONS

To receive and considered an email from Sevenoaks District Council concerning proposals to end the supply of paper based planning documents to Town and Parish Councils (attached).

6 APPEALS

To receive and note the inspector has dismissed the following appeals:

- i. 13 Buckhurst Avenue (attached)

7 PLANNING APPLICATIONS

(a) To receive and note the attached list of comments forwarded to Sevenoaks District Council under Chairman's action.

(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.

**Members of the public wishing to speak and address the Planning Committee must register to do so stating they wish to speak with the Town Council by 12 p.m. on the date of the meeting.**

(c) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the two weeks ending the 17<sup>th</sup> November 2016.

8 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 7<sup>th</sup> November 2016 at 7.00 p.m.**

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**Committee members attendance:-**

Cllr Arnold	Apologies	Cllr Parry	Present
Cllr Busvine OBE	Present	Cllr Parson	Present (left 8.00 p.m.)
Cllr Canet	Present	Cllr Piper, Chairman	Present
Cllr Chakowa	Present	Cllr Raikes,	Present
Cllr Clayton	Present	Cllr Schneider	Apologies
Cllr Eyre	Present	Cllr Waite	Apologies
Cllr Hogarth, Vice Chairman	Present	Cllr Towell	Present
Cllr Mrs Parry	Present (left 7.20 p.m.)	Cllr Walshe	Present

**Also in attendance:** Town Clerk and 8 members of the public.

PUBLIC QUESTION TIME

None

**316. Requests for Dispensations**

None Received

**317. Declarations of Interest**

None Received.

**318. Minutes of the Planning Committee Meeting held on 24<sup>th</sup> October 2016.**

**RESOLVED:** To agree and sign the Minutes as a true record noting one amendment made in relation to quorum of the meeting.

**319. Sevenoaks Station Masterplan Proposal**

An 'Update Sheet' relating to the following information was circulated at the meeting with maps attached.

Sevenoaks Town Council had been invited to attend a meeting being facilitated by Sevenoaks District Council at the request of Sevenoaks Society to discuss a proposal for a Masterplan for Sevenoaks Station.

Town Councillors were reminded of the actions to date by Sevenoaks Town Council in relation to Sevenoaks Station:-

1. Sevenoaks Station had been identified within the NDP as a 'Gateway' to the town and that it should be a planned area, currently identified as 'Station Square'.
2. Consultation feedback relating to the Sevenoaks Station was provided as part of the NDP engagement process.

3. Sevenoaks Town Council had produced A Transport Strategy and Parking Study for the Town of Sevenoaks and included reference to the creation of a Transport Hub.
4. Different options for the station external layout had been reviewed including a submission by a2d architects.
5. The proposals for the 'Station Square' (as circulated) had been discussed with KCC Officers and agreed in principle.

**RESOLVED:** Sevenoaks Town Council appoint representatives to attend the meeting scheduled for 22<sup>nd</sup> November 2016 as a fact finding exercise bearing in mind work and consultation to date. Sevenoaks District Council be requested to invite representatives from the following organisations to be present at the meeting – Owners of the Farmer Site and 160 London Road buildings and a representative from Premier Inn.

### 320. Enforcement

- i) 51 Bradbourne Vale Road
- ii) 63 -65 High Street

**RESOLVED:** To receive and note the enforcement notices. Also to note that the Sevenoaks Town Council is the adjacent land owners to 51 Bradbourne Vale Road.

### 321. Appeals

- i) 9 Crawshay Close
- ii) SU50 & SU51 Footpaths, Public Right of Way

**RESOLVED:** To receive and note that the inspector had allowed the appeals.

### 322. Planning Applications

- i) The Committee received and noted comments forwarded to Sevenoaks District Council under Chairman's Action.
- ii) The meeting was adjourned to enable members of the public to speak for 3 minutes each, For and Against on the following applications:  

(8) SE/16/02992/LDCPR	3 Holly Bush Lane
(9) SE/16/02993/HOUSE	3 Holly Bush Lane
- iii) The meeting was reconvened and the Committee considered the planning applications received from Sevenoaks District Council during the two weeks ending 3<sup>rd</sup> November 2016 and it was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

**323. Press Releases**

None

There being no further business the Chairman closed the meeting at 8.15 p.m.

Signed .....

Chairman

Dated .....

# Planning Applications Considered

Applications considered on 7-11-16

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	PAG/KCC/SE/0274/20	Mr J Bickle 16-11-2016	Cllr Canet	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
John Bourne & Co Ltd		Sevenoaks Quarry	Bat & Ball Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/16
<b>Extension of area used for the importation of soils to mix with sand for the production of rootzone and top dressing, involving the storing, mixing and bagging of sand / soil mixes, including erection of steel-framed soil storage and processing building, sand storage bays and associated concreting of surrounding yard.</b>				

**Sevenoaks Town Council recommend approval subject to the following:-**

- No increase in traffic
- No increase in noise to neighbours
- Term of licence not to exceed 5 years
- The plan should not compromise proposed return of land to leisure use in the future.

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02443/HOUSE	J Overall 16-10-2016	Cllr Piper	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Obrien			19 Braeside Avenue	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/16
<b>Erection of ground floor: front and rear extension with rooflights on side and rear; Erection of first floor front and side extension; Loft conversion with rear new dormer and rooflights on sides and front.</b>				
<b>SE/16/02443/HOUSE - Amended plan</b>				
<b>Ownership Cert B provided and amended plans ,</b>				

**Sevenoaks Town Council recommended approval**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02798/ADV	R Fellows 16/11/16	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Sussmes		Land to the Entrance Of	Farnaby Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/16
<b>2.no No parking signs</b>				

**Sevenoaks Town Council recommend refusal due to being unneighbourly.**

# Planning Applications Considered

Applications considered on 7-11-16

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02809/HOUSE	S Mitchell 11-11-2016	Cllr Eyre	Mr Ansell 01892 671320
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs M Low			5 Parkland Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/10/16
<b>Demolition of existing rear conservatory and erection of proposed two storey rear extension.</b>				

**Sevenoaks Town Council recommended approval**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02863/HOUSE	H Pockett 11-11-2016	Cllr Mrs Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Evans			45 Lambarde Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/10/16
<b>To re-clad the upper half of the external walls using tiles at the front and two flanks of the house in place of the existing 'pebble dashing'.</b>				

**Sevenoaks Town Council recommended approval**

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02975/ADV	S Mitchell 16/11/16	Cllr Busvine	AHP Mr Clark 463916
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Sleator		Blighs Meadow	London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/10/16
<b>Installation of 4no. Finger Signs and posts, 1no Finger Sign attached to existing lamp post, 3no Information Board Signs and 1no. Wall mounted Information Board Sign.</b>				

**Sevenoaks Town Council recommended approval**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02982/HOUSE	R Fellows 10-11-2016	Cllr Chakowa	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Styles			26 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/16
<b>Demolition of existing rear single storey extension, construction of new rear and side extension. 2 storey side garage extension with roof overhanging next door (agreed with neighbour) and conversion of existing garage into a liveable space. Attic conversion with dormer and rooflights and construction of stairway to front of dwelling.</b>				

**Sevenoaks Town Council recommend approval subject to the planning officer being satisfied there is no loss of light to neighbours and a 1m gap to the boundary is retained.**

# Planning Applications Considered

Applications considered on 7-11-16

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02992/LDCPR		Mrs Walshe	Adams and Collingwood 0202355550
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Mrs May			3 Holly Bush Lane	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/11/16	
<b>Proposed use of residential outbuilding for ancillary sleeping accommodation.</b>				

Sevenoaks Town Council is unable to establish the facts as requested however anecdotal information says the building has never been used as a dwelling. Members have visited the site in the past and seen it used for storage and therefore deem that this matter requires a Change of Use Planning Application.

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02993/HOUSE	S Mitchell 11-11-2016	Cllr Mrs Walshe	Adams + Collingwood 0202355550
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs May			3 Holly Bush Lane	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/10/16	

To create a two storey rear extension at ground and first floor levels, and a redesign of the rear elevation to create a double gabled, well fenestrated, facade in keeping with the Kentish vernacular of the existing houses. To convert the existing garage into a ground floor bedroom and bathroom, this will make the house into a lifetime home for its current homeowners. To add a roof light facing the garden which will bring natural light to the centre of the house. To raise a small section of the south side boundary road for security reasons.

Sevenoaks Town Council recommended refusal on the following grounds:

- 1) This proposal will lead to the introduction of car parking in the rear garden which would not be in keeping with the character of the conservation area, and would infringe on the residential amenities of neighbouring properties due to light pollution, noise and general disturbance that would be caused.
- 2) The proposal will have a detrimental impact on the amenities of 1 and 3 Avenue Road due to:
  - a. The loss of light arising from the conversion from a hipped roof to a gable end and the increased height of the garage
  - b. The light pollution caused by the two flank windows, and the lantern on the roof of the garage building.

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02998/FUL	M Holmes 22/11/16	Hogarth	Mr Batchelor 0203122003
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Brett			121 St Johns Hill	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/11/16	

Alterations, extensions and the conversion of the lower ground floor to form 1 two bedroom flat; internal and external alterations of the ground floor flat to add a bedroom to existing studio flat, conversion and extension to existing first floor to form 1 one bedroom flat and 1 two bedroom flat; together with refuse and bicycle stores.

Sevenoaks Town Council recommended approval



# Planning Applications Considered

Applications considered on 7-11-16

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03017/FUL	P Dadswell 17/11/16	Schneider	Mr Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
R Heseltine & P Howe			150A London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				28/10/16
<b>Conversion of the existing Ground Floor flat into two residential units, and to use the front garden of the property as two parking spaces, including a vehicular crossover.</b>				

**//Chairman's Action//**

**Sevenoaks Town Council recommended refusal due to the size of the proposed ground floor flats.**

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03054/HOUSE	R Fellows 15 11 16	Cllr Mrs Parry	Mrs Morris 07903356558
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Mrs Garner			5 Westwood Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/10/16
<b>To re-design an existing single storey wrap around extension. Demolish existing rear conservatory and continue with single storey extension around. Add pitched roof to front bay window.</b>				

**Sevenoaks Town Council recommended approval**

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03082/HOUSE	S Mitchell 10-11-2016	Cllr Parry	G Bunce 01622 691169
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms J Bunce			16 Hurst Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/10/16
<b>Replacement window to front of property and the erection of a single &amp; 2 storey extension to rear.</b>				

**Sevenoaks Town Council recommended approval**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03108/HOUSE	R Fellows 14-11-2016	Cllr Towell	Mr D Dennis 617033
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Jones			7 Mount Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/10/16
<b>Demolition of existing conservatory and the erection of a rear extension and rooflights; loft conversion with dormer and rooflight.</b>				

**Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that the bathroom windows were obscure glazed and neighbours were not overlooked**

# Planning Applications Considered


Applications considered on 7-11-16

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/16/03184/HOUSE</b>	R Fellows 18/11/16	Raikes	Offset Arch 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Petzsch			63 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/10/16
<b>Demolition of double garage and the erection of a two storey front extension. single storey rear extension.</b>				

**Sevenoaks Town Council recommended approval**

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/16/03190/HOUSE</b>	R Fellows 21/11/16	Cllr Raikes	Offset Arch 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Manjrekar		Uplands	70 St James Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/11/16
<b>Single storey rear extension, new roof with increased ridge and eaves height, change of roof covering and new front porch.</b>				

**Sevenoaks Town Council recommended approval**

**From:** Sevenoaks Town Council [council@sevenoakstown.gov.uk](mailto:council@sevenoakstown.gov.uk)   
**Subject:** FW: Proposed changes to how Local Councils are notified of applications  
**Date:** 15 November 2016 at 08:53  
**To:** Linda Larter [townclerk@sevenoakstown.gov.uk](mailto:townclerk@sevenoakstown.gov.uk), Ann White [dtc@sevenoakstown.gov.uk](mailto:dtc@sevenoakstown.gov.uk), Hugh D'Alton [atc@sevenoakstown.gov.uk](mailto:atc@sevenoakstown.gov.uk)

MM

FYI  
At last

With kind regards  
Michèle

Michèle MacDonald | Council Committee Clerk | Secretary to Linda Larter MBE, Chief Executive/Town Clerk  
Sevenoaks Town Council | Town Council Offices | Bradbourne Vale Road | SEVENOAKS | TN13 3QG  
Tel: 01732 459953  
Fax 01732 742577  
Email: [council@sevenoakstown.gov.uk](mailto:council@sevenoakstown.gov.uk) | [www.sevenoakstown.gov.uk](http://www.sevenoakstown.gov.uk)

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**From:** Richard Morris [<mailto:Richard.Morris@sevenoaks.gov.uk>]  
**Sent:** 15 November 2016 08:10  
**To:** Parish and Town Councils <[ParishandTownCouncils@sevenoaks.gov.uk](mailto:ParishandTownCouncils@sevenoaks.gov.uk)>  
**Subject:** Proposed changes to how Local Councils are notified of applications

Dear Clerks

At its meeting on 22 September the Planning Advisory Committee considered growth and savings options, in the context of the agreed budget that requires £100,000 of new savings or additional income per annum.

One of the suggested savings related to ceasing sending paper copies of planning applications to Town and Parish Councils, and instead notifying electronically. This would then be consistent with every other consultee.

Although the Committee agreed to recommend the saving to Cabinet, it was on the proviso that Clerks would be consulted so that District Members could properly and fully understand the implications of the suggestion. I know that some of you are already aware of the proposal, and indeed we have received a number of helpful ideas as to how best it could work, but before Cabinet meet to consider whether or not it should be taken forward (on 1 December) I would like to give you the opportunity to share any thoughts you may have in relation to it.

Please could you email them to [Catherine.Webb@sevenoaks.gov.uk](mailto:Catherine.Webb@sevenoaks.gov.uk) for them to be collated.

The link below will take you to the agenda and draft minutes of the September Advisory Committee meeting, as further background

<http://cds.sevenoaks.gov.uk/ieListDocuments.aspx?CId=326&MId=2057&Ver=4>

Kind regards

**Richard Morris**  
Chief Planning Officer

Sevenoaks District Council | Argyle Road | Sevenoaks | Kent | TN13 1HG

Tel: 01732 227268

[richard.morris@sevenoaks.gov.uk](mailto:richard.morris@sevenoaks.gov.uk)

[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)

The Community Infrastructure Levy (CIL) is now being charged in Sevenoaks District - for further information visit [www.sevenoaks.gov.uk/cil](http://www.sevenoaks.gov.uk/cil)



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## Appeal Decision

Site visit made on 1 November 2016

**by David Smith BA (Hons) DMS MRTPI**

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

**Decision date: 8 November 2016**

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**Appeal Ref: APP/G2245/W/16/3153852**  
**13 Buckhurst Avenue, Sevenoaks, Kent, TN13 1LZ**

- 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 Roger Francis against the decision of Sevenoaks District Council.
  - The application Ref SE/16/00113/FUL, dated 29 December 2015, was refused by notice dated 15 April 2016.
  - The development proposed is the provision of a new two storey dwelling to the south elevation of 13 Buckhurst Avenue and demolition of existing detached garage.
- 

### Decision

1. The appeal is dismissed.

### Preliminary Matter

2. The draft unilateral undertaking submitted at validation stage is incomplete as it is not signed. However, in the light of the Court of Appeal judgement of 11 May 2016<sup>1</sup>, the Council now acknowledges that the proposal falls below the threshold for which affordable housing contributions can be required. It does not seek to defend the second reason for refusal. The Written Ministerial Statement of 28 November 2014 and the Planning Practice Guidance provide that affordable housing contributions should not be sought from developments of 10 units or less. The lack of any such payment is therefore unobjectionable.

### Main Issue

3. The effect of the proposal on the living conditions of the adjoining occupiers in Buckhurst Avenue with particular reference to visual impact.

### Reasons

4. The proposed dwelling would be attached to the side of No 13 at the end of a short terrace within an enclave of similar Victorian houses close to the town centre. Policy EN2 of the Sevenoaks Allocations and Development Management Plan aims to protect amenity. In particular, development should not result in visual intrusion.
5. The flank wall of the proposal would be in close proximity to the front facing windows of the row of properties immediately to the south. Although the first floor would be stepped further away from the boundary the overall height and length of this elevation would be substantial. Because of its bulk and closeness

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<sup>1</sup> Secretary of State for Communities and Local Government v West Berkshire District Council and Reading Borough Council [2016] EWCA Civ 441

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to the fenestration at 17-23 Buckhurst Avenue the overall impact of the proposal would be oppressive and overpowering. As well as being visually intrusive the outlook from within the adjacent habitable rooms would be significantly impaired. This adverse impact would be experienced most severely at Nos 19A and 21.

6. Planning permission was given in 2006 for a two storey side extension at No 13 to provide an annex. This scheme included a balcony at first floor. At that time the Council concluded that the development would not have an unacceptable impact on the residential amenities of nearby dwellings. However, according to the Council, the proposal is slightly wider and about 4m deeper than the previously permitted addition. Consequently the impact on neighbouring occupiers would be materially greater and so this earlier decision does not justify accepting the proposal.
7. There are no side windows proposed and views out of the first floor bedroom windows towards the houses to the south would be so oblique that there would be no serious loss of privacy. Having applied its 45 degree test there is no objection from the Council in terms of loss of daylight or sunlight and no technical evidence to contradict this finding. However, neither of these matters alters the detrimental visual impact that would occur. Overall the proposal would fail to safeguard the amenities of existing occupants of nearby properties in Buckhurst Avenue contrary to Policy EN2.

### **Other considerations**

8. The appellant refers to supplementary planning document A01 whilst the Council indicates that the site falls within the Buckhurst Avenue Character Area. The assessment observes that the garage building terminating the vista from the west does not enclose the street. A sense of enclosure is one of the recognised characteristics of the area and the proposal would therefore be of some benefit in townscape terms. Nevertheless, the 2006 permission suggests that there may be scope for similar advantages to be realised in other ways.
9. The Government seeks to boost significantly the supply of housing but one extra unit would have a minimal impact on the total stock. Indeed, none of these other considerations override the significant harm that would be caused.
10. The proposal is likely to marginally increase the number of cars attempting to park in Buckhurst Avenue where space is limited and a permitting system in place. However, the implications arising from a single additional dwelling are not so serious that this concern adds to the harm identified.

### **Conclusion**

11. The proposal would harm the living conditions of the adjoining occupiers in Buckhurst Avenue. There are no other considerations which outweigh this finding or the conflict with the development plan. Therefore, for the reasons given, the appeal should not succeed.

*David Smith*

INSPECTOR

# Planning Applications Considered

Applications considered on 16-11-16

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03117/FUL	S Mitchell 23/11/16	Cllr Towell	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
B Truman			19 Mount Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/16
<b>Proposed rear dormer loft conversion to No.19 Mount Close, and the erection of an attached dwelling to the side of No.19 Mount Close.</b>				

**//Chairman's Action//**  
**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03137/HOUSE	P Dadswell 23/11/16	Cllr Parry	Mr Garland 01892 724542
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Prout			51 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/16
<b>Alterations and extensions comprising front and side extensions, alterations to and raising of the roof, changes to existing elevations.</b>				

**//Chairman's Action//**  
**Sevenoaks Town Council recommended approval.**

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03148/FUL	J Russell 23/11/16	Cllr Eyre	Mr Owens 01949 480326
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Ward		Hermesland	96 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/16
<b>Part demolition of front boundary wall to allow access to new parking area and subdivision of the land and building of a new dwelling. Erection of car port with sedum roof.</b>				

**//Chairman's Action//**  
**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 16-11-16

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/16/03232/CONVAR</b>	J Russell 23/11/16	Cllr Eyre	Offset Arch 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Gotts		Land South East Of	4 Hawkes Place	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/16
<b>Minor material amendment to application SE/14/00123/FUL and APP/G2245/A/14/2221886 for the erection of a single storey two bedroom dwelling with associated parking and vehicular access to show amendments to proposed layout.</b>				

**//Chairman's Action//**

**Sevenoaks Town Council recommended refusal as the Town Council does not consider that the changes represent a minor material amendment.**



# Planning Applications to be Considered

Planning Applications received to be considered on 21 November 2016

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02938/HOUSE	R Fellows 25-11-2016	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Brady			51 Dartford Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/16
<b>Drop kerb outside property.</b>				

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/02991/FUL	S Mitchell 30-11-2016	Cllr Raikes	Mr James 0207403804
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Rajakanthan (Regal Care Homes Ltd)		Alpine Residential Home	10 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/11/16
<b>Demolition of the existing 24 person care home and the erection of 16 care flats together with associated communal facilities, matters of access and car parking on this site.</b>				

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03017/FUL	P Dadswell 05/12/16	Schneider	Mr Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
R Heseltine & P Howe			150A London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/16
<b>Conversion of the existing Ground Floor flat into two residential units, and to use the front garden of the property as two parking spaces, including a vehicular crossover.</b>				
<b>SE/16/03017/FUL - Amended plan</b>				
<b>Amended red line received.</b>				

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03097/HOUSE	H Pockett 02-12-2016	Cllr Eyre	Mr Czachur 01613 42823
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Jones		Honey Pot House	8A White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/16
<b>Erection of a single storey side extension to include rear bi-folding door set.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 21 November 2016

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03113/FUL	P Dadswell 22/11/16	Cllr Piper	Cobden 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Thornburrow			27 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/11/16
<b>Demolition of existing dwelling. Construction of 2 No. dwellings. Retention of existing site access plus formation of a 2nd access point.</b>				

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03170/FUL	Mr M Holmes 28-11-2016	Cllr Mrs Parry	Mr D Pickford 452246
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ibbett Mosely		Land Adjacent To	48 The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/11/16
<b>Erection of a two-bedroom detached bungalow at land adjacent to 48 The Moor Road.</b>				

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03229/HOUSE	N Armour 28-11-2016	Cllr Parry	A Chantler 364179
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Bach		Nutkins	79 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/11/16
<b>Demolition of existing conservatory and part rear extension to facilitate the erection of a single storey rear extension with some internal alterations.</b>				

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03256/HOUSE	H Pockett 24-11-2016	Cllr Parson	Mr Clark 07880750825
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Scott-Clark			9A Bourchier Close	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/16
<b>Single storey rear extension.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 21 November 2016

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03270/FUL	J Russell 05-12-2016	Cllr Busvine	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Swift			16A & 16B Buckhurst Avenue	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/16
<b>Construction of a 3 storey rear extension. Formation of a rear dormer window. Internal alterations. Conversion of 2 bed properties to 2 x 1 bed flat and 1 x 2 bed flat.</b>				

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03275/HOUSE	R Fellows 25-11-2016	Cllr Piper	Mr McKay 03301228903
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hochman		Hurst	Clenches Farm Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/16
<b>Erection of detached double garage.</b>				

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03290/HOUSE	N Armour 25-11-2016	Cllr Parry	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Bishop			59 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/11/16
<b>Erection of a single storey rear extension.</b>				

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/16/03370/HOUSE	N Armour 02-12-2016	Cllr Parry	Mr P Hobbs 760023
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Cooper		Kinnoul	30 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/16
<b>Replacement garage doors.</b>				

# Planning Applications to be Considered

Planning Applications received to be considered on 21 November 2016

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>SE/16/03453/HOUSE</b>	R Fellows 05-12-2016	Cllr Piper	N Green 02087355367
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M O'Brien		Little Chart	46 Oakhill Road	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/11/16	
<b>Proposed installation of air conditioning condenser unit to rear garden.</b>				