



Sevenoaks
TOWN COUNCIL

17th July 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 21st July 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.

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
Cllr Mrs A E Dawson

Cllr A Eyre
Chairman - Cllr R M C Hogarth
Cllr Mrs M A London
Cllr R J Parry
Cllr R L Piper
Cllr S G Raikes
Vice Chairman - 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 written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion on items on the agenda in which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011)

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
Website: www.sevenoakstown.gov.uk



3 MINUTES

To approve and sign the minutes of the Planning Committee meeting held on Monday 7th July 2014 (copy attached)

4 TREE WORK

To consider tree work applications received from the Sevenoaks District Council during the two weeks ending 3rd July 2014:

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/02185/WTCA	43 St Botolphs Road	T1 Hawthorn Tree has fallen down during the winter and is held up by garage. Phone wire runs through tree canopy. Dismantle to near ground level. T2 Strawberry Tree Clear from phone wire and prune back into face of hedge. T3 Silver Birch Crown reduce, reducing height by approximately 4m and shape sides	Mrs London
ii.	14/02135/WTCA	Coney Brake, 14 Woodland Rise	Removal of 1 Ash tree and 1 Eucalyptus tree (WTCA)	Mrs Crabtree

5 COMMUNITY RIGHT TO BID

To receive and consider a report on the Community Right to Bid (copy attached)

6 APPEALS

(a) To receive and note the inspector has allowed the following appeals (copy attached):

i. 14/2217850 – 51A Mount Harry Road

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

i. 14/2214115 – Lyndhurst Cottage, Holly Bush Lane

7 PLANNING ENFORCEMENT

To receive and note enforcement notices issued against the following properties (copy attached)

i. 310/10/248 – 6 Argyle Road

8 PLANNING APPLICATIONS

(a) 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.

(b) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the two weeks ending the 17th July 2014 (copy attached).

9 PRESS RELEASES

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

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Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on Monday 7th July 2014 at 7:00pm

Present:

Committee Members

Cllr S Arnold	Apologies	Cllr A Eyre	Apologies
Cllr C L L Baker	Present	Cllr R M C Hogarth - Chairman	Apologies
Cllr N J L Busvine OBE	Arr:7:04	Cllr Mrs M A London	Present
Cllr J M Canet	Apologies	Cllr R J Parry	Arr:7:21
Cllr G R S Clack	Apologies	Cllr R L Piper	Present
Cllr A S Clayton	Arr:7:20	Cllr S G Raikes	Apologies
Cllr Mrs M E Crabtree	Present	Cllr P E Towel - Vice Chairman, in the Chair	Present
Cllr Mrs A E Dawson	Apologies	Cllr Mrs P C Walshe	Present

Also in attendance:

Town Clerk
Assistant Town Clerk
1 Member of the Public

PUBLIC QUESTION TIME

Councillors received a presentation from a member of the public regarding a proposed development to the rear of 10 The Drive. It was noted that:

- Access would be via no.10 the Drive
- The building to the rear is currently in use as storage / builders yard
- The final application was likely to be for conversion to a 3bd property

81 **REQUESTS FOR DISPENSATIONS**

No requests were received.

82 **DECLARATIONS OF INTEREST**

None

83 **DECLARATIONS OF LOBBYING**

Cllr Mrs Crabtree declared she had been lobbied in respect of planning application [7] 14/01562/OUT – Wildernesse House, Wildernesse Avenue

84 **MINUTES**

It was **RESOLVED** that the minutes of the meeting held on the on the 23rd June 2014, previously approved at Council on 30th June 2014 be signed.

It was noted that there was an error on page 46, planning application [26] 14/01725/FUL – Bay Tree Cottage, 37 Oakhill Road, the Town Council's recommendation should have read "Sevenoaks Town Council recommended refusal on the following grounds: 1) Overdevelopment of the site 2) Loss of amenity to neighbouring properties through overlooking" and that this had been communicated to Sevenoaks District Council.

85 **TREE WORK**

The Committee received and considered tree work applications received from the Sevenoaks District Council during the two weeks ending 3rd July 2014:

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

Item	Reference No.	Site address	Description	Ward Cllr
i.	14/01828/WTPO	Johnsons, Oak Lane	Various works to trees. (TPO)	Piper
Sevenoaks Town Council recommended approval.				
ii.	14/01826/WTCA	Sevenoaks School, High Street	Various works to trees. (CA)	Mrs London
Sevenoaks Town Council recommended approval.				
iii.	14/01911/WTPO	Balmedie Wilderness Avenue	Various works to trees (TPO)	Crabtree
Sevenoaks Town Council recommended refusal and that TPOs be placed on trees not already protected unless the Arboricultural Officer is satisfied that the work is necessary.				
iv.	14/01934/WTCA	30 Gordon Road	Works to two ash trees	Mrs London
Sevenoaks Town Council recommended approval.				
v.	14/01929/WTCA	53 The Drive	Cut back overhang stem or fell to near ground level to Mature Ash Tree (WTCA)	Busvine
Sevenoaks Town Council recommended approval for the cutting back of the stem but refusal for felling of the tree.				
vi.	14/01921/WTPO	International Centre, Sevenoaks School, Hoggarden Lane	Works to trees (WTCA)	Busvine
Sevenoaks Town Council recommended approval.				
vii.	14/2038/WTPO	83A Oakhill Road	Works to 1 Beech tree (WTPO)	Piper
Sevenoaks Town Council recommended approval.				
viii.	14/02001/WTPO	Woodseaves, 5 Knole Paddock, Seal Hollow Road	Works to trees G1: Outgrown Beech Hedge	Busvine
Sevenoaks Town Council recommended approval.				
ix.	14/02019/WTPO	Beeches, Solefields Road	Works to T1 Declining Robinea	Piper
Sevenoaks Town Council recommended approval				
x.	14/02029/WTCA	22 Vine Court Road	Works to T1 Eucalyptus, T2 Leyland Cypress, T3 Lawson Cypress	Mrs Walshe
Sevenoaks Town Council recommended approval subject to suitable replacement trees being planted.				

86 LICENSING

The Committee received and considered licensing applications submitted to Sevenoaks District Council in the two weeks ending 3rd July 2014:

- i. 14/01862/LAPRE – Marks and Spencer, 66 London Road – Cllr Mrs London
Sevenoaks Town Council recommended that permitted hours for the sale of alcohol not exceed those of other retail premises in the Town Centre i.e. Waitrose and Tesco to prevent nuisance to nearby residential properties.

87 PUBLIC RIGHTS OF WAY

The Committee received and considered a proposal to create a new public right of way, SU49.

It was **RESOLVED** that the Town Council support the creation of this right of way.

88 PLANNING APPLICATIONS

The Committee considered planning applications received from the Sevenoaks District Council during the two weeks ending 3rd July 2014 and **it was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

89 PRESS RELEASE

It was **RESOLVED that** a press release be issued on the Town Council's recommendation to refuse permission for the redevelopment of the Wildernesse House site.

The meeting closed at 8:10pm

CHAIRMAN

Planning Applications Considered

Applications considered on 7-7-14

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01127/FUL	J Russell 10-07-14	Cllr Mrs London	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Moir		Sevenoaks School	High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/06/14
<p>Provide drainage to three sports pitches and installation of three inspection chambers along the length of this pipe. Installation of lateral drains at 10 metre centres along the main drain run to include the pitches and areas between them. Provide irrigation to four sports pitches (automatic sprinkler irrigation on pitch no 1 and manual irrigation fed from stand pipes/hydrants on pitches 2, 3 & 7.</p>				

Sevenoaks Town Council recommended approval.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01156/FUL	Mr A Byrne 08-07-2014	Cllr Busvine	Mr A Frendo 01689 8363
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Salisbury & Co Ltd		First Floor	4 Brewery Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/14
<p>Change of use of first floor premises from A1 (shops) to B1 (office use).</p> <p>SE/14/01156/FUL - Amended plan</p> <p>Amended site location plan</p>				

Sevenoaks Town Council recommended approval.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01303/HOUSE	Mr M Holmes 08-07-2014	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Brady			40 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/06/14
<p>Demolition of existing gable wall and roof to existing kitchen area (ground floor) to facilitate erection of side extension with bay window. Erection of a first floor side extension with two dormers.</p>				

Sevenoaks Town Council recommended approval subject to the dormer windows being level 5 obscure glazed

Planning Applications Considered

Applications considered on 7-7-14

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01309/CONVAR	Mr A Byrne 14-07-2014	Cllr Mrs London	Mr R Day 01689 888222
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Rockdale Housing Assoc. Ltd		Land Rear Of Stable Court, Ro	Rockdale Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/06/14
<p>Variation of condition Nos 5 and 6 (trees) and No 9 (approved plans) of SE/10/02461/FUL- Erection of two storey split level building to provide ten residential apartments for the retired with extension of access road and provision of seven car parking spaces and bin store (amendment to planning permission SE/09/02426/EXTLMT) to raise the level of one of the gable roof ridge lines and remove three No. trees.</p>				

Sevenoaks Town Council recommended approval and requested that specimen trees of at least 10ft be planted.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01528/HOUSE	N Thompson 09-07-2014	Cllr Raikes	Mr D Burr 742200
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Webster			64 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/14
<p>Single storey side extension with four roof lights, part-single part-two storey rear extension and dormer extension with side facing window.</p> <p>SE/14/01528/HOUSE - Amended plan</p> <p>Amended Plans</p> <p>SE/14/01528/HOUSE - Amended plan</p> <p>Amended Plans Received (09-06-2014)</p> <p>SE/14/01528/HOUSE - Amended plan</p> <p>Amended Plans Received (18-06-2014)</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 7-7-14

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01561/FUL	Mike Holmes 08/06/14	Cllr Towell	Jennifer Ross 0207 089 2494
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
PegasusLife		Wildernesse House	Wildernesse Avenue	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/06/14
<p>Planning permission for demolition of existing buildings and structures in a conservation area.</p> <p>SE/14/01561/FUL - Amended plan</p> <p>Deferred from Panning Committee Meeting 23/06/14</p>				

Sevenoaks Town Council recommended refusal on the following grounds:

- Overdevelopment of the site
- The design of the proposed care accommodation is unsympathetic to Wildernesse House, and inappropriate in the setting of a Grade II listed property
- The proposal would be detrimental to the character of the Conservation Area
- Inappropriate development within the Green Belt
- Concerns with regards to management of construction traffic
- Lack of information on the proposed design of the 3no residential units on the college site

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01562/OUT	M Holmes 08-07-14	Cllr Towell	Jennifer Ross
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pegasus Life		Wildernesse House	Wildernesse Avenue	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/06/14
<p>Development comprising (a) detailed permission for the demolition of existing buildings and structures and the construction of new/replacement floorspace, extra care accommodation for older people (class C2). Conversion of the existing grade II listed Wildernesse House to provide extra care accommodation (class C2) to comprise extra care units, staff accommodation and communal facilities, including a kitchen, restaurant/bar, a gym and treatment rooms, communal lounge/library and storage facilities. Car parking for up to 128 cars for residents, visitors and staff of the extra care community. A comprehensive landscape strategy comprising communal and private spaces and gardens for use by residents of the proposed extra care community and the provision of new/replacement storage structure to house plant, maintenance equipment, mobility scooters and cycles and (b) outline permission, with all matters reserved, for the erection of three residential units (class C3).</p> <p>SE/14/01562/OUT - Amended plan</p> <p>Deferred from Panning Committee Meeting 23/06/14</p>				

Sevenoaks Town Council recommended refusal on the following grounds:

- Overdevelopment of the site
- The design of the proposed care accommodation is unsympathetic to Wildernesse House, and inappropriate in the setting of a Grade II listed property
- The proposal would be detrimental to the character of the Conservation Area
- Inappropriate development within the Green Belt
- Concerns with regards to management of construction traffic
- Lack of information on the proposed design of the 3no residential units on the college site

Planning Applications Considered

Applications considered on 7-7-14

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01563/LBCALT	Mike Holmes 08-07-14	Cllr Towell	Jennifer Ross
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Pegasus Life		Wilderness House	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/06/14
Deferred from Panning Committee Meeting 23/06/14				
SE/14/01563/LBCALT - Amended plan				
The partial demolition of and alterations to the grade II listed Wilderness House.				

Sevenoaks Town Council recommended refusal for any demolition work until such a time that planning permission for suitable replacements in keeping with the conservation area have been secured.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01605/FUL	Mr M Holmes 18-07-2014	Cllr Baker	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Stewart		Cadplan	18-20 Greatness Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/14
Change of use of the property from Office use to Residential use as a single family dwelling.				
SE/14/01605/FUL - Amended plan				
Have received existing and proposed elevations				

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01617/HOUSE	H Broughton 18-07-2014	Cllr Piper	C Luther Ass. Ltd 020 83 62 1005
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Hellard			16 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/14
Demolition of stores & garage at side of house to facilitate erection of a two storey side extension to include a balcony at rear, alterations to fenestration to include existing porch to be re-positioned and replaced with window.				
SE/14/01617/HOUSE - Amended plan				
Amended drawing showing the South-West elevation proposed				
Amended proposal description:				
Demolition of stores & garage at side of house to facilitate erection of a two storey side extension to include a balcony at rear, alterations to fenestration to include existing porch to be re-positioned and replaced with window and proposed new oak framed porch.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 7-7-14

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01618/ADV	A Byrne 07-07-14	Cllr Mrs London	Jonathan Hoban
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Marks and Spencer plc		Marks and Spencer	66 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/14
Installation of 4 fascia signs (3 illuminated).				

Sevenoaks Town Council recommended refusal on the following grounds:
1.Detrimental impact on the Street Scene
2.Internally illuminated signage is contrary to guidance set out in the Bligh's signage guide.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01623/FUL	Mr M Holmes 10-07-2014	Cllr Parry	Mr S Mckay 07974 27432
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Walter Global Holdings Ltd			53 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/06/14

Demolition of existing dwelling; Erection of two detached dwellings and garages including improvements to the existing access and associated hard and soft landscaping works.

SE/14/01623/FUL - Amended plan

Existing floor plans and elevations received on street scene

Sevenoaks Town Council recommended approval.

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01691/HOUSE	H Broughton 07-07-2014	Cllr Mrs Dawson	Offset Architects 452111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Burtenshaw			38 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/06/14

Two storey side extension with new rooflights.

SE/14/01691/HOUSE - Amended plan

Replacement Plans

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that materials will match the existing house.

Planning Applications Considered

Applications considered on 7-7-14

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01703/FUL	A Byrne 07-07-14	Cllr Mrs London	WCEC Architects 01246 660004
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Reef Esates		Marks and Spencer	66 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/06/14
Installation of a roller shutter to the basement car park entrance.				

Sevenoaks Town Council recommended approval subject to sufficient noise attenuation measures being put in place to protect the amenities of nearby residential properties.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01772/HOUSE	H Broughton 15-07-2014	Cllr Canet	Mr D Cooper 01892 5333 01
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr McIntyre			4 Meadow Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/06/14
Demolition of conservatory and erection of single storey rear extension				

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01773/FUL	Mr M Holmes 10-07-2014	Cllr Mrs London	Mr S Sattretin 02077 138 400
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Sattretin		2nd Floor	9 London Road & 11A London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/14
Change of use of 2nd floor flat from D1 (dental practice) to C3 (residential).				

Sevenoaks Town Council recommended approval.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01797/HOUSE	H Broughton 17-07-2014	Cllr Busvine	Mr D Kenvin 350237
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Brown			38 The Dene	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/06/14
Erection of a two storey side extension over existing garage.				

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that materials will match the existing house.

Planning Applications Considered

Applications considered on 7-7-14

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01850/HOUSE	H Broughton 15-07-2014	Cllr Parry	Mr D Hales 01634 24437
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Dalton			11 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/06/14
Demolition of existing porch. The erection of a replacement brick and tiled entrance porch.				

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01852/HOUSE	A Seare 15-07-2014	Cllr Towell	Mrs C Austin 07866 9622
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs E Wells			155 Bradbourne Vale Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/14
Demolition of existing stub stack. Erection of a single storey rear kitchen / diner extension. New front entrance canopy and new roof over bay window.				

Sevenoaks Town Council recommended approval.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01856/HOUSE	H Broughton 08-07-2014	Cllr Mrs Walshe	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Gage			42 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/14
Erection of a two storey rear extension.				

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01869/HOUSE	H Broughton 10-07-2014	Cllr Mrs London	Mr S Wilson 07515 89966
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms T Martin			25 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/14
Erection of a single storey rear extension.				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 7-7-14

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01876/HOUSE	H Broughton 09-07-2014	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>
				19/06/14
<p>Demolition of existing chimney stack. Alterations to roof to include raised ridge height. Erection of a two storey front extension, to include relocated balcony and new 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.</p>				

Sevenoaks Town Council recommended approval.

23	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01878/MMA	H Broughton 09-07-2014	Cllr Piper	Mr A Rayner 07980 2979
<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>
				19/06/14
<p>Minor material amendment to application SE/14/00388/HOUSE (Erection of a side extension over existing garage, with internal alterations. Enlarged porch and new lantern light over existing study) to show change of materials and new porch configuration.</p>				

Sevenoaks Town Council recommended approval.

24	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01893/HOUSE	H Broughton 18-07-2014	Cllr Piper	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Thomson			26 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/06/14
<p>New single and two storey rear extension, second storey side extension, new front porch with second storey projection over, replacement roof to TV Room and loft conversion with front and rear dormer windows.</p>				

Sevenoaks Town Council recommended approval.

25	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01900/HOUSE	H Broughton 14-07-2014	Cllr Busvine	Mr D Edgson 03330 1134
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs M Wright			36 Granville Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/06/14
<p>Rebuild of collapsing retaining wall.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 7-7-14

26	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01905/HOUSE	H Broughton 11-07-2014	Cllr Towell	Madgwick & Dottridge 01 602 510111
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr C Greenhalgh			4 Cavendish Avenue	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/06/14
Erection of a two storey side extension.				

Sevenoaks Town Council recommended refusal on the following grounds:

- 1.The proposed extension lies within 1m of the boundary line**
- 2.Loss of amenity to neighbouring properties through overlooking.**

Report to Sevenoaks Town Council Planning Committee 21st July 2014

Community Right to Bid (assets of community value)

The Community Right to Bid provides town and parish councils and local voluntary and community organisations with the right to nominate land or buildings which they believe to be of importance to the community's social well-being, for inclusion on a list of assets of community value maintained by the local authority. If successfully listed and the asset subsequently comes up for sale, then the group nominating the asset for listing will be given the opportunity to make a bid to buy it on the open market (NB: This is not the same as having first refusal and the asset owner is under no obligation to sell to the group responsible for nomination)

What CAN be listed?

Both privately and publicly owned land and buildings may be nominated where it is considered that the asset has 'community value' and is not land which may not be listed as set out in the Regulations.

An asset is of community value if:

The principle use of the asset currently, or in the recent past, has furthered the social wellbeing or cultural, recreational or sporting interests of the local community;

AND

That there will continue to be a use of the asset that furthers the social wellbeing or cultural, recreational or sporting interests of the local community.

What CAN NOT be listed?

Residential property or land attached to a residential property;

Land covered by the Caravan Sites Act;

Land used by public utilities.

The District Council will decide whether a nominated asset should be included in a list of assets of community value within 8 weeks of the nomination.

Where an asset is included in the list of assets of community value, the owner is required to notify the District Council in writing of their intention to dispose of the asset.

On the date the District Council receives a notification from an asset owner of their intention to dispose of an asset of community value it triggers a moratorium period during which the asset owner may not dispose of the asset (other than where the disposal is exempt under the Regulations).

Firstly, the interim moratorium period applies for six weeks. During this six week period, community and voluntary groups which can demonstrate a local connection may submit an intention to bid. If an intention to bid is received from a suitable community group a full six month moratorium period (starting from the date upon which we receive written notification of the owner's intention to dispose of the asset) is triggered.

During this six month period the asset owner cannot dispose of the asset.

This six month period is intended to enable the community group to prepare to submit a bid to the owner to purchase the asset. It is necessary to be clear that the final sale of the asset can take place under normal market conditions. There is no obligation for the community group to make a bid and the group has no rights of purchase over other potential buyers. The owner is under no obligation to sell the asset to the community group or any other person. If the owner decides to sell to the community group, they may do so within the six month moratorium period.

Once the six month moratorium period has passed, and if the community group has not successfully bought the property, a further 12 month protection period is triggered. During this protection period the asset may be sold by the owner on the open market without the risk of any further moratorium period being triggered.

In total there is an eighteen month moratorium period commencing on the day the council receive written notification of the owner's intention to dispose of the asset.

Recommendation

That the Town Council identify any assets which would be appropriate for listing e.g. Stag Community Arts Centre

Appeal Decision

Site visit made on 24 June 2014

by Paul Freer BA (Hons) LLM MRTPI

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

Decision date: 3 July 2014

Appeal Ref: APP/G2245/D/14/2217850

51a Mount Harry Road, Sevenoaks, Kent TN13 3JN

- 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 Sean Edwards against the decision of Sevenoaks District Council.
 - The application Ref SE/13/03559/HOUSE, dated 28 November 2013, was refused by notice dated 6 March 2014.
 - The development proposed is the 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.
-

Decision

1. The appeal is allowed and planning permission granted for the 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 at 51a Mount Harry Road, Sevenoaks, Kent TN13 3JN in accordance with the terms of the application Ref SE/13/03559/HOUSE dated 28 November 2013 and subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos. S1212/01 Rev A; S1212/02 Rev C; S1212/03 Rev F; S1212/04 Rev F; S1212/05 Rev G; S1212/06 Rev H.
 - 3) Prior to the commencement of development, details of the materials to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The development hereby permitted shall be constructed in accordance with the details approved.
 - 4) No windows or other openings, other than those shown on the approved plans, shall be installed in the first floor of the east flank elevation of the side extension hereby permitted.

Procedural Matters

2. In the third reason for refusal, the Council refers to the impact of the proposed development specifically in relation to a property to the rear of the site, which is referred to in the Decision Notice as 'Hawthornes'. In their letters of representation, the occupiers of that dwelling refer to the name of the property as 'Hawthorns' and I have adopted that spelling in my decision.
3. The Government's Planning Practice Guidance was issued on 6 March 2014. I have taken this guidance into account in reaching my decision.

Main Issues

4. The main issues are the effect of the proposed development on:
 - the character and appearance of the area
 - the living conditions of the occupiers of No 49 Mount Harry Road, specifically in relation to outlook and light, and
 - the living conditions of the occupiers of surrounding properties, specifically in relation to privacy.

Reasons

Character and appearance

5. The character of this part of Mount Harry Road is largely defined by the group of large detached houses on both sides of the road. These houses are typically set well back from the road and sit behind extensive planting, a combination that results in the houses not being prominent when viewed from the road. The houses in this group are staggered to form a relatively well defined building line that follows the line of the road, but are not regularly spaced and there is considerable variation in the space to the side of these houses. This lack of rhythm contributes to the open and informal character of the road.
6. The appeal property is typical of this group. Moreover, as noted by the Inspector in the previous appeal in relation to this property (APP/G2245/D/13/2198786), the appearance of this site is itself affected by the marked change in ground level that occurs between it and the properties on either side. The difference in ground levels is particularly apparent in relation to the house immediately to the east of the appeal property, No 49 Mount Harry Road, where the difference in ground levels is some 1.4 metres.
7. The proposed side extension would be set some 1.9 metres from the boundary with No 49 at first floor level, with the flank wall of that building itself set in from that boundary. The resultant gap would exceed the general requirement for a gap of 1 metre stated in the Council's Residential Extensions Supplementary Planning Document and, moreover, would provide adequate separation between the dwellings in the context of the varied character of this part of Mount Harry Road.
8. I note the comments made in representations concerning the relative height of the side extension compared to that of the extension previously proposed and considered under the previous appeal. In this respect, the difference in ground level between the appeal site and No 49 is an important consideration, and enables the appeal property to accommodate the side extension of the height

proposed without harm to the character and appearance of the area. I therefore consider the height of the extension currently proposed to be acceptable in the context of the particular relationship with No 49, given also that the appeal property is set back from the road and behind trees on the road frontage, and therefore not unduly prominent in the street scene.

9. I conclude that the proposed development would not harm the character and appearance of the area. I therefore conclude that the proposed development would accord with the requirement set out in Policy SP1 of the Sevenoaks Core Strategy and Policy EN1 of the Sevenoaks District Local Plan (2000) (LP) that development responds to the distinctive local character. The proposed development would also accord with the importance attached to good design in the National Planning Policy Framework (Framework).

Outlook and light in relation to No 49 Mount Harry Road

10. The first floor of the proposed side extension would be set back from the rear elevation of the existing building by some 0.5 metres and would be set back from the ground floor of the proposed extension at the side. The significant difference in ground level between the appeal property and No 49 also reduces the impact of the proposed extension when viewed from the latter. Although the appeal property is staggered further forward in relation to No 49, I am satisfied that the proposed extension would not be overbearing when viewed from the rear garden of that property.
11. In reaching this conclusion, I note that the extension now proposed is set further away from the boundary with No 49 than the extension found to be unacceptable by the previous Inspector (APP/G2245/D/13/2198786). The extension now proposed also does not project as far beyond the rear elevation of No 49 as did the previous proposal. I am therefore satisfied that the impact on the outlook from No 49 found to be unacceptable by the previous Inspector has been successfully addressed by the current proposal.
12. The occupiers of No 49 have also expressed concerns in relation the impact of the proposed extension in terms of daylight and sunlight. However, having regard to the size and position of the proposed extension, particularly the set back of the first floor, I am satisfied that there would be no significant loss of light to No 49. I also note that, as the Council indicates, the proposed extension passes both elements of the '45 degree test' set out in its Residential Extensions Supplementary Planning Document. Whilst I accept that there may be some loss of sunlight at certain times, the orientation of No 49 is such that the property would continue to receive sunlight at present levels for the majority of the day and that any loss of sunlight would therefore not be significant.
13. I conclude that the proposed development would not unacceptably harm the living conditions of the occupiers of No 49 Mount Harry Road in relation to outlook or light. I therefore conclude that the proposed development would accord with Policies EN1 and H6B of the Sevenoaks District Local Plan (2000) and the Council's Residential Extensions Supplementary Planning Document insofar as these relate to living conditions. The proposed development would also accord with the principle set out in the Framework that planning should always seek to achieve a good standard of amenity for all existing and future occupants of land and buildings.

Privacy

14. Although the Council's third reason for refusal specifically cites the impact on Hawthorns in relation to privacy, the occupiers of a number of other properties surrounding the appeal property have also expressed concerns in this respect. I therefore consider the impact of the proposed development on the living conditions of the occupiers of those surrounding properties in relation to privacy under this heading.
15. The property to the rear of the appeal property, Hawthorns, is located some 27 metres from the rear elevation of the appeal property. There is currently a substantial tree screen on the boundary between these properties, much of which is within the ownership and control of the occupiers of Hawthorns.
16. As part of site my inspection, I was able to view Hawthorns from one of the first floor rooms in the appeal property. From that vantage point, only the very tops of the first floor windows of Hawthorns are visible above the tree screen and the tree screen prevented any views of the ground floor windows and garden. The amount of the rear windows in Hawthorns visible over the tree screen would not increase significantly as a result of the increase in height resulting from a dormer window in the roof, and as such there would be no direct overlooking of the first floor windows of Hawthorns as a result of the proposed development.
17. I recognise that the number of windows in the appeal property facing towards Hawthorns would increase. However, having regard to separation distance between the two properties and the intervening tree screen, I am satisfied that neither the proposed dormer windows nor the other additional windows would result in an unacceptable degree of overlooking of Hawthorns or loss of privacy to the occupiers of that property.
18. The occupiers of 'Lentune', located to the rear of the appeal property and adjacent to Hawthorns, have also expressed concerns in relation to the overlooking of their property. However, Lentune is located at a greater distance from the appeal property than is Hawthorns and also benefits from the intervening tree screen. I am therefore also satisfied that the proposed dormer windows would not result in an unacceptable loss of privacy to the occupiers of Lentune.
19. The neighbouring property to the west, No 51 Mount Harry Road, is set back in relation to the appeal property and has a long rear garden extending towards Hitchen Hatch Lane. I accept that the proposed dormer windows would result in some additional overlooking of the rear garden, although any such overlooking would be at an angle and at some distance. I therefore consider that the dormer windows in the proposed extension would not result in an unacceptable degree of overlooking of the rear garden or patio of No 51, and would not significantly detract from the amenity value of that garden space.
20. The proposed extension does not feature any windows in the flank elevation facing towards No 49. That property is set further forward than the appeal property, and as such neither the proposed dormer windows nor the additional windows in the rear elevation would result in the overlooking of No 49.

21. In relation to the issue of overlooking, a number of representations make reference to guidance appended to LP Policy H6B which indicates, amongst other things, that loft and roof space extensions should not exceed the ride height of the existing building or create the appearance of an extra storey which would be unsympathetic to the character of an area. However, the Council has raised no objections to the increase in the height of the roof, and I see no reason to take a different view. Accordingly, I find that the proposed development would be sympathetic to the character of the area and therefore would not conflict with the guidance appended to Policy H6B.
22. I conclude that the proposed development would not unacceptably harm the living conditions of the occupiers of surrounding properties, specifically in relation to their privacy. I therefore conclude that the proposed development would accord with Policies EN1 and H6B of the Sevenoaks District Local Plan (2000) and the Council's Residential Extensions Supplementary Planning Document insofar as these relate to overlooking and loss of privacy.

Conditions

23. Other than the standard time limit, the Council has suggested a condition requiring that details of the materials to be used in the development should be submitted to the Council for approval prior to the commencement of development. In the interests of preserving the character and appearance of the area, I agree that a condition requiring details of the materials to be used is necessary. For the avoidance of doubt, a condition requiring that the development is carried out in accordance with the approved plans is also necessary.
24. The Council has not demonstrated that there are any particular or justifiable reasons in this case for removing the rights normally available to householders to extend or alter their properties. Consequently, I do not consider such a condition to be necessary or reasonable although, in order to safeguard the privacy of the occupiers of neighbouring properties, I agree that a condition is required to prevent the installation of additional openings in the extension to be permitted. However, I consider that such a condition is only necessary in relation to the first floor flank elevation facing No 49, and I have amended the condition suggested by the Council accordingly.
25. There are no works proposed that would affect the trees subject to the Tree Preservation Order at the front of the site and, given also the controls over works to these trees provided by the Tree Preservation Order, I consider that a condition requiring tree protection is not necessary. I also consider that conditions requiring the submission, implementation and maintenance of a landscaping scheme are not reasonable in the context of the proposed development.

Conclusion

26. I conclude, for the reasons given above, that the appeal should be allowed.

Paul Freer

INSPECTOR

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Appeal Decision

Site visit made on 18 March 2014

by J R Bell-Williamson MA MRTPI

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

Decision date: 7 July 2014

Appeal Ref: APP/G2245/A/14/2214115

Lyndhurst Cottage, Holly Bush Lane, Sevenoaks, Kent TN13 3UN

- 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 Mrs Pauline Knight against the decision of Sevenoaks District Council.
 - The application Ref SE/13/02967/HOUSE, dated 7 October 2013, was refused by notice dated 29 November 2013.
 - The development proposed is extension to existing garage to provide additional car port and access to studio accommodation within extended roofspace.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The Planning Practice Guidance was issued on 6 March 2014. The content of the guidance has been considered but in light of the facts in this case it does not alter my conclusions.
3. Following the inspection the appellant submitted an arboricultural statement, prepared by Quaife Woodlands, dated 10 February 2014. This was submitted in response to the Council's fourth reason for refusal, concerning the possible effects of the development on a mature pine tree. All interested parties were given the opportunity to comment on this and, accordingly, I have had regard to the statement and to the representations made on it.

Main issues

4. The main issues are:
 - whether the proposal would preserve or enhance the character or appearance of the Vine Court Conservation Area;
 - the effect on the living conditions of the occupiers of No 7 Holly Bush Lane, with regard to daylight and sunlight, privacy and outlook; and
 - the effect on a mature pine tree.

Reasons

Vine Court Conservation Area

5. The Vine Court Conservation Area covers an area of predominantly residential properties located on the former Vine Court estate. Most of these are Victorian in origin and include a number of substantial detached houses. Holly Bush Lane includes some such properties but in the vicinity of the appeal site has a

mix of older properties, including coach houses, and newer dwellings.

Lyndhurst Cottage is one of the more recent additions as is No 7A to one side of it, while No 7, otherwise known as The Coach House, is a detached dwelling of older origin on the other side.

6. Lyndhurst Cottage is set well back from the road frontage compared to neighbouring properties, which are located closer to the road on a broadly consistent building line. The existing detached garage building is located close to The Coach House on the same front building line. Its size and height seen above the tall front boundary wall and in relation to the scale of The Coach House indicates its role and use, as an outbuilding which is ancillary to the main dwellinghouse it serves. As such, it displays similar characteristics to the garage building which serves No 7A, although this building is located directly adjacent to the property's front boundary with the road.
7. The proposed changes to the garage would bring it closer to the road frontage and, as such, I agree that its position would not be dissimilar to the existing garage at No 7A. However, the scale and appearance of the two buildings would be different. The proposal includes extending the length and height of the building to accommodate the car port and useable roof space. The resulting building would be substantially larger than that which exists and the neighbouring garage at No 7A. Its increased bulk, height and length seen from the road frontage would significantly change its character and appearance and relationship with neighbouring buildings.
8. Given this change in scale and increased bulk, the extended building would no longer appear as a subordinate outbuilding in relation to its host property, but a substantial freestanding building in its own right. As such, it cannot be compared favourably to the smaller garage at No 7A, which is more clearly a proportionate and subordinate ancillary outbuilding. Moreover, the position of this garage is an exception to the prevailing pattern of development in this part of the Conservation Area.
9. The position of the front of the extended building, forward of the building line of The Coach House, combined with its proximity and scale means that it would be a visually dominant feature in relation to its immediate neighbouring building and to the overall street scene. I note in this regard that The Coach House is recognised in the Conservation Area Appraisal and Management Plan (the CAAMP) as a building that particularly contributes to the Area's character. Therefore, for these reasons, the proposal would represent an incongruous and harmful change to this part of the Conservation Area.
10. I have had regard to the other examples of development in the surrounding area drawn to my attention by the appellant. The appeal concerning the proposal at 1 Holly Bush Lane has now been dismissed¹ and, therefore, I give it little weight in relation to the proposal before me. Of the other examples referred to in Avenue Road and Holly Bush Lane, these either do not appear to involve comparable forms of development or where a new garage is proposed, as at 1 Avenue Road, I have no evidence about the effects in relation to neighbouring development and on the street scene. As such, I cannot make a direct comparison with the effects of development in this case, which I have considered on its merits. Consequently, I give limited weight to these other developments and they have not led me to reach a different overall conclusion.

¹ APP/G2245/A/13/2210435 dated 17 March 2014.

I accept that the extended building would provide additional living space for the appellant but these individual personal circumstances are not sufficient to overcome the permanent harm that I have found would result to a designated heritage asset from the proposed development.

11. Accordingly, for all the above reasons, I conclude that the proposal would cause unacceptable harm to the Vine Court Conservation Area and so would not preserve its character or appearance. As such it is contrary to Policy SP1 of the Sevenoaks Core Strategy, which states that all new development should be designed to a high quality and should respond to the distinctive local character of the area; and to Policies EN1 and EN23 of the Sevenoaks District Local Plan, which state, amongst other matters, that development should be compatible with its surrounds, and that development in Conservation Areas should pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
12. Where there is a harmful effect on the significance of a heritage asset which is less than substantial harm, which I consider would apply in this case, the National Planning Policy Framework (paragraph 134) requires the public benefit of the proposal to be weighed against the harm. However, no matters of public benefit have been identified which would outweigh the harm to the Conservation Area from the proposed development.

Living conditions

13. The extended building would be positioned to the north of the boundary shared with The Coach House. Therefore, despite the higher roof line and greater overall bulk, due to the relative orientation of buildings there would no significant difference with regard to the amount of sunlight available to the occupiers of the neighbouring property.
14. With regard to daylight, the main effect would concern the north-facing dining room window of The Coach House. While I acknowledge the concerns raised by neighbouring occupiers about alleged inaccuracies in material submitted with the planning application, I was able to fully ascertain the extent of the proposed development and its effects from the inspection. The end of the appeal building currently extends beyond The Coach House's dining room window to a limited extent and the extended building would be in the same position. The main change, therefore, would be the higher roof. On its own this additional height angled away from the shared boundary would not be sufficient to cause unacceptable harm through additional overshadowing of the dining room window.
15. The tall first floor window proposed in the western elevation would overlook The Coach House's rear garden due to its height and position in relation to the boundary fence and existing vegetation. However, the appellant has proposed a condition to require the window to include obscured glass and to be fixed shut. Similarly, a condition is proposed on the same basis to apply to the south-facing roof windows adjacent to The Coach House's front garden. With these controls in place, there would be no unacceptable harm resulting from a loss of privacy to the neighbouring occupiers.
16. The Coach House has a courtyard area to the front of the property that is close to the shared boundary. The forward projection of the appeal building would bring development close to this area. Despite the angling of the roof away

from the boundary, the height and bulk of the extended building in such close proximity would appear as oppressive and overbearing from the small amenity area. As such, it would harmfully affect the reasonable enjoyment of this part of the front garden of the neighbouring dwelling, which currently has open views across the shared boundary.

17. For all the above reasons, I conclude that the proposal would not cause significant harm to the living conditions of the occupiers of No 7 Holly Bush Lane, with regard to daylight and sunlight, and privacy; and there would be no conflict with relevant development plan policies in this regard. However, for the reasons given, it would be unacceptably harmful with regard to outlook. As such, it is contrary to Policy EN1 of the Local Plan, which, amongst other matters, requires development not to have an adverse impact on the privacy and amenities of a locality.

Pine tree

18. A mature pine tree is located close to the shared boundary within The Coach House's front garden. Due to its size and prominence in the street scene it has considerable amenity value. The information provided in the appellant's arboricultural statement has satisfied the Council that with an appropriate condition to ensure controls are in place during construction, this would overcome its reason for refusal concerning the possible effects of development on the tree.
19. I have had regard to the concerns raised by neighbouring occupiers who commissioned their own arboricultural assessment. However, I am satisfied that a condition could be imposed in the event that the appeal succeeds that would enable appropriate methods of investigation and arboricultural management in accordance with British standards, including a methodology to be agreed by the Council prior to implementation. This would enable all relevant concerns raised to be taken into account before and during construction. Consequently, with this control in place, I conclude that there would be no unacceptable harm in relation to this issue and so no conflict with Policy EN1 of the Local Plan, which, amongst other matters, requires development to retain important features including trees.
20. I note that the Local Plan was adopted in 2000 and the Core Strategy more recently in 2011. However, I consider that the substance of all the relevant policies referred to is largely consistent with the National Planning Policy Framework and I give them substantial weight in this case.

Conclusion

21. I have found that the proposed development would not preserve the character or appearance of the Vine Court Conservation Area and would cause unacceptable harm to one aspect of neighbouring occupiers' living conditions. While I have found no such harm with regard to the other main issues, this is not sufficient to outweigh the overall harm that has been identified. Therefore, for the reasons given above and having regard to all other matters raised, it is concluded that the appeal should be dismissed.

J Bell-Williamson

INSPECTOR

Mr Karim Jaafary
Pearl Dental Centre
6 Argyle Road
Sevenoaks
Kent TN13 1HJ

Tel No: 01732 227369
Ask for: Mrs N M Clinch
Email: nicola.clinch@sevenoaks.gov.uk
My Ref: 310/10/248
Your Ref:
Date: 10 July 2014

Dear Mr Jaafary

Town and Country Planning (Control of Advertisements) (England) Regulations 2007 (as amended)
Enforcement of Planning Control
6 Argyle Road, Sevenoaks

I refer to Mr Gorham's letter dated 28th May, 2014, and to your meeting with him on 2nd June, 2014, regarding the advertisements affixed to the first floor windows at the above location.

I note that the advertisements have not been removed as required. The display of unauthorised advertisements is an offence under the above Regulations. Accordingly, the advertisements must be removed within 14 days of the date of this letter or the matter will be passed to the Council's Solicitor to commence legal proceedings against you.

Yours sincerely

NM Clinch (Mrs)
Senior Investigation Officer

Copy to
Cllr Dawson, Cllr Fleming, Cllr Raikes, Sevenoaks TC (by email)

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Planning Applications to be Considered

Planning Applications received to be considered on 21 July 2014

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01589/HOUSE	J Russell 25-07-2014	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Lang			27 The Middlings	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/07/14
Erection of fences				

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01667/MMA	H Broughton 24-07-2014	Cllr Baker	Mr H Cartwright 01892 537500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Bourne			92 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/14
<p>Minor material amendment to application reference number SE/13/01666/HOUSE for the Demolition of existing rear conservatory/extension and erection of single storey rear extension. In order to remove previously approved flat roof design and replace with part pitched and part flat roof design with roof lights to slope. Walls to boundary, to be raised above roof height to form parapets.</p> <p>SE/14/01667/MMA - Amended plan</p> <p>Amended drawings now showing all side elevations have been received.</p>				

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01791/HOUSE	H Broughton 31-07-2014	Cllr Towell	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms L Tissington			41 Lambarde Drive	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/07/14
<p>Demolition of rear single-storey flat roofed extension and side single storey flat-roofed extension. Substitution of new two-storey rear extension and two-storey side extension (same width as existing side extension) with a pitched roof to match existing main roof.</p> <p>SE/14/01791/HOUSE - Amended plan</p> <p>Amended plans received 03.07.14</p>				

Planning Applications to be Considered

Planning Applications received to be considered on 21 July 2014

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01853/FUL	Mr M Holmes 22-07-2014	Cllr Mrs London	Mr P Williams 459129
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Rev. Angus Macleay		St Nicholas Church	Rectory Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/07/14
Installation of two bike stands.				

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01875/MMA	Mr M Holmes 24-07-2014	Cllr Parry	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Cox		Edenhurst Cottage	52 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/14
Minor material amendment to SE/13/01890/HOUSE - conversion of existing garage into a habitable room, enlargement of existing porch area and erection of a new double garage - to show a flat roof area over new kitchen to be raised by 0.3m.				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01898/FUL	J Russell 23-07-2014	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O. Maddison		Lloyds TSB Plc	2 Webbs Court	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/07/14
Removal of small roof dormer with air grille (servicing defunct air conditioning unit, also to be removed) and the installation of 2 conservation style (black frames and flush with roof) openable rooflights between existing purlins.				

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01927/HOUSE	H Broughton 31-07-2014	Cllr Eyre	Mr S Hardwick 07964 840
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S J Williams		Parkside Cottage	Tonbridge Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/07/14
Demolition of existing conservatory to facilitate the erection of a single storey rear extension with velux windows.				

Planning Applications to be Considered

Planning Applications received to be considered on 21 July 2014

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/01996/ADV	H Broughton 21-07-2014	Cllr Busvine	Mr P Shacklady 0799134 056
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Pratt			138A-138B High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/07/14
Externally illuminated individual letters.				

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02015/HOUSE	H Broughton 24-07-2014	Cllr Parry	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Clifford		Merrington	43 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/14
Demolition of existing conservatory, and construction of a single storey rear extension.				

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02017/LBCALT	Mr M Holmes 23-07-2014	Cllr Mrs London	Ms A Leonard 01173 169 151
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Hill		Knole House	Knole	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				07/07/14
The extension of the existing timber boarded screen along the east wall of the woodyard to form a new enclosure to house the new electric meter substation.				

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02047/HOUSE	H Broughton 29-07-2014	Cllr Piper	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Shin			36 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/14
Erection of a two storey rear extension. Formation of new roof to form living accommodation. Increase in ridge height of property.				

Planning Applications to be Considered

Planning Applications received to be considered on 21 July 2014

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02055/HOUSE	H Broughton 23-07-2014	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>
				03/07/14
Demolition of existing garage and construction of single storey and two storey front, part two storey rear and side and part single storey rear and side extensions (including new garage). Alterations and extensions to drive, paths and patio area.				

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02058/HOUSE	H Broughton 30-07-2014	Cllr Clayton	Mr M Ripley 01634 30088
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Margo			54 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/14
Loft conversion with a conservation area roof window to the front roof slope and an L shaped dormer to the rear.				

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02059/FUL	J Russell 23-07-2014	Cllr Piper	Mr M Mamalis 760076
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Hammond		New Beacon School	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/14
Demolition of Existing Changing Hut, Equipment Stores and Viewing Gallery. Extension of existing Sports Hall and Changing Rooms, including new viewing gallery and IT Room. Removal of 4 no. existing trees. Planting of replacement trees.				

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02100/HOUSE	A Seare 29-07-2014	Cllr Hogarth	Mr R Colley 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Blincoe			77 Bradbourne Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/14
Single storey rear extension and internal alterations to the ground floor.				

Planning Applications to be Considered

Planning Applications received to be considered on 21 July 2014

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02126/HOUSE	H Broughton 30-07-2014	Cllr Mrs Dawson	Mr C Rayner 461806
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Hitchens			21 Mount Harry Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/14
Erection of single storey front and rear extensions.				

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02144/HOUSE	Mr M Holmes 31-07-2014	Cllr Mrs London	Offset Architects 753333
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Robinson		Homelands	Oak Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/07/14
Construction of a new double garage similar to that approved under application Ref:10/02964/FUL.				

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02158/HOUSE	Mr M Holmes 01-08-2014	Cllr Piper	Mr K Wise 01622 815222
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Peters			79A Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/07/14
Installation of two ground floor windows to the southern elevation to serve the lounge.				

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/14/02178/HOUSE	H Broughton 01-08-2014	Cllr Piper	Mr M Jarvis 01892 66748
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs A Copple			6 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/07/14
Alterations to windows and doors, internal alterations and landscaping scheme from planning permission SE/13/00240/HOUSE. (Retrospective).				