



26th November 2024



You are summoned to attend a meeting of Sevenoaks Town Council's **PLANNING & ENVIRONMENT COMMITTEE**, to be held at **7pm** at the Town Council Chambers, Bradbourne Vale Road, TN13 3QG on **Monday 2nd December 2024**.

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 will be streamed live to YouTube for the public to watch via the following link: <https://youtube.com/live/44njtB2mtVQ> and 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 of meetings is available online at sevenoakstown.gov.uk or by request. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

Please note that the Planning & Environment Committee forward recommendations as a statutory consultee to the local Planning Authority, and therefore the final responsibility for approving or refusing an application rests with Sevenoaks District Council. Sevenoaks Town Council receives 25% of all Community Infrastructure Levy (CIL) payments made by developers to the District Council on new developments in Sevenoaks Town. [Click here](#) to find out more about CIL charges and when they apply.

For more information on the role of the Planning & Environment Committee, as well as policies which provide a reference point of preferred practices and key considerations of the Committee when making its recommendations, please [click here](#).

Town Clerk

To assist in the speedy and efficient despatch of business, members wishing to obtain factual information on items included on the agenda are asked to enquire of the Town Clerk prior to the day of the meeting.

Committee Members – Quorum minimum of six members

Cllr Ancrum – Mayor
Cllr Camp – **Chair**
Cllr Dr Canet
Cllr Clayton
Cllr Daniell – Deputy Leader
Cllr Dr Dixon
Cllr Granville
Cllr Gustard

Cllr Layne
Cllr Michaelides
Cllr O'Hara
Cllr Shea
Cllr Skinner OBE – **Vice Chair**
Cllr Varley
Cllr Willis
Cllr Wightman – **Leader**

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Town Clerk

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.
- 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 (Pages 5-13)
To receive and agree the Minutes from the Planning Committee Meeting held on 18th November 2024.
- 5 DEVELOPMENT MANAGEMENT COMMITTEE
a) To receive notice that the below application is to be discussed by Sevenoaks District Council's Development Management Committee on 28th November 2024. This was previously allocated to Cllr O'Hara and appraised by Cllr Dr Canet.

- **24/01543/MMA – 63 Bosville Drive**

INFORMATIVE:

On 12th August 2024, and subsequently on an amended version on 4th November 2024, Sevenoaks Town Council recommended approval, and then approval subject to either the Planning Officer being satisfied that the neighbour's amenity at number 61 will not be adversely impacted, or a condition being placed for the window to be inward opening with an open grill on the outside to mitigate impact, respectively.

b) To note that the full documentation may be accessed through the District Council's Planning Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SEXBBBBKGWK00>

6 APPEALS (Pages 15-18)

To receive notice that the following Appeal has been DISMISSED by the Planning Inspector and planning permission refused for the proposed development:

- **APP/G2245/W/24/3343221: 23/02649/FUL – 9 Crownfields – erection of a detached dwelling with associated parking**

7 CASE OFFICER'S APPRAISAL OF 24/02049/HOUSE (Pages 19-26)

To receive and note copy of the Case Officer's appraisal report of the below application, as requested by the Planning & Environment Committee on 18th November 2024. This outlines the Case Officer's justification for approving the application contrary to both Town Council and the Conservation Officer's advice:

- **24/02049/HOUSE – 49 St Botolphs Road**

8 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL (Pages 27-28)

To receive and note decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee – between the two weeks ending 25th November 2024.

9 PLANNING APPLICATIONS (Pages 29-32)

- 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 & Environment Committee must register to do so with the Town Council by 12 noon on the date of the meeting, stating that they wish to speak. The Town Council permits one person to speak in favour and one against each Planning Application on a first registered basis. For more details [see here](#).

- b) The meeting will be reconvened to consider planning applications received during the two weeks ending 25th November 2024.

10 PRESS RELEASES

To consider any item in this report that would be appropriate for a press release.

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Minutes of the Sevenoaks Town Council PLANNING & ENVIRONMENT COMMITTEE meeting held on Monday 18th November 2024 at 7:00pm at the Town Council Chambers. Livestreamed and available on YouTube until Minutes are accepted by Town Council Meeting:

<https://youtube.com/live/6JqRwXkeTLw>

Present:

Committee Members			
Quorum minimum of six members			
Cllr Ancrum – Mayor	Apologies	Cllr Layne	Present
Cllr Camp – Chair	Present	Cllr Michaelides	Present
Cllr Dr Canet	Present	Cllr O’Hara	Present
Cllr Clayton	Apologies	Cllr Shea	Present – Arrived 7:06
Cllr Daniell – Deputy Leader	Present	Cllr Skinner OBE – Vice Chair	Present
Cllr Dr Dixon	Present	Cllr Varley	Present
Cllr Granville	Apologies – Remote attendance until 7:20pm	Cllr Willis	Present
Cllr Gustard	Apologies	Cllr Wightman – Leader	Present

Also in attendance:

Deputy Town Clerk / Responsible Finance Officer
Planning Committee Clerk
1 Member of the Public

PUBLIC QUESTION TIME

None.

411 REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

412 DECLARATIONS OF INTEREST

Councillor Willis declared that he had a disclosable pecuniary interest in the following application, due to his being employed by Sevenoaks School. He remained open minded to the application’s contents.

- **[Plan no. 7] 24/02761/LBCALT – Sevenoaks School, High Street**

413 MINUTES

The Committee received the MINUTES of the Planning Committee Meeting held 4th November 2024.

It was RESOLVED that the minutes be approved.

414 KENT MINERALS AND WASTE LOCAL PLAN – PUBLIC CONSULTATION ON PROPOSED MAIN MODIFICATIONS

a) The Committee received reminder that Kent County Council (KCC) is consulting on a number of “Main Modifications” identified by the Independent Examiner as being required in order to make its Minerals and Waste Local Plan sound and legally compliant.

b) It was noted that all documents relevant to the consultation, including supporting documents and full list of modifications could be viewed via the following website:

<https://letstalk.kent.gov.uk/kmwlp24-39-mod>

c) Cllr Skinner presented a draft response as prepared by Cllr Clayton, which raises concern as to the potential shift in prioritisation of quarrying vs protection of nature, as well as to whether the amended Local Plan will help achieve national objectives for waste management. Specific comment was also made on Minor Modifications 4, 24, 35, 38 and 48 with regards to this.

d) Cllr Shea proposed that an additional comment be added, recommending that KCC introduce measures to ensure that the districts delivering waste to them for disposal are meeting both theirs and the government's requirements.

e) Councillors thanked Cllr Clayton for his work in preparing the draft response, and it was **RESOLVED** that it be submitted to Kent County Council with the above amendment.

415 DEVELOPMENT MANAGEMENT COMMITTEE

a) The Committee received notice that the below application was GRANTED by the District Council's Development Management Committee (DMC) on 7th November 2024. This was attended by Cllr Dr Canet who spoke against the application on behalf of the Town Council.

- **21/01254/FUL – Sevenoaks Gasholder Station, Cramptons Road**

b) Cllr Dr Canet expressed her disappointment with the decision, which was resolved via the Chairman's casting vote due to a divide of 7 Committee members voting for and 7 voting against the Case Officer's recommendation to approve.

c) Cllr Shea reiterated Cllr Dr Canet's disappointment, elaborating that the decision was contrary to over 500 local resident complaints, guidance in the Sevenoaks Town Neighbourhood Plan (STNP), as well as the Town Council's recommendation. She reported that there was substantial concern amongst DMC members as to whether a Refusal would be sustained by the Examiner, should it go to Appeal – due to the tilted balance in favour of sustainable development. This would incur significant costs and could result in the same outcome, as observed at Berkeley House which was allowed on Appeal.

d) Cllr Shea further expressed concern that the clear guidance in the STNP was not considered robust enough to support a Refusal, and highlighted that strengthening design guidance via formal allocations would be worth investigating at the STNP's 5 year review.

e) Councillors thanked Cllr Dr Canet for representing the Town Council at the Development Management Committee.

416 TEMPORARY ROAD CLOSURES

The Committee received and noted a report summarising upcoming road closures and temporary speed limit changes within Sevenoaks Town, as well as diversion routes and website links for up-to-date information.

417 DECISION NOTICES ON PLANNING APPLICATIONS COMMENTED ON BY SEVENOAKS TOWN COUNCIL

a) The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee, received during the two weeks ending 11th November 2024.

b) Councillors noted with surprise that the Case Officer had gone against both Town Council – but also more significantly, the Conservation Officer's advice – in their granting of the below application. This was considered unusual, and it was therefore **RESOLVED** that the Planning Committee Clerk investigate the justification for this, and report back to the Planning & Environment Committee.

418 PLANNING APPLICATIONS

a) No members of the public registered to speak on individual applications.

b) The Committee considered planning applications received during the two weeks ending 11th November 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

419 PRESS RELEASES

It was **RESOLVED** that a Press Release be issued recording the Town Council's disappointment that the Sevenoaks Gasholder Station planning application was Granted by the Development Management Committee, citing the lack of an up-to-date Local Plan as well as the NPPF's treatment of Neighbourhood Development Plans as the main reason. This to also note that the outcome may have been different had a Local Plan been in place, and to urge the District Council to accelerate the Local Plan 2040's progression, in order to prevent similar cases.

There being no further business the Chair closed the meeting at 8pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 18-11-24

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03486/FUL	Christopher Park 22/11/2024	Cllr Clayton	Designhomeplan Ltd
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Micallef		50 St Johns Hill	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			01/11/24	

23/03486/FUL - Amended plan

Single storey rear extension with rooflights. New side gate. Single storey granny annexe to the rear garden with rooflight. Alterations to fenestration.

A summary of the main changes are set out below:

Amended plans have been provided which corrects the height of the fence and shows the location of an existing shed.

Comment

Proposed by Cllr Skinner with Cllr Clayton's apologies:
Sevenoaks Town Council reiterated its recommendation for refusal on the grounds of overdevelopment of the site, in an area where the residential character assessment highlights the importance of gardens and planting, and lack of privacy to the granny annexe which would be overlooked by the upstairs flat above no 50.

Informative: If the District Council is minded to approve, the tree in the corner of the garden must be protected, and use of the granny annexe must remain attached to the main dwelling.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02245/HOUSE	Stephanie Payne 25/11/2024	Cllr Willis	N/A
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Horgan		7 Granville Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/11/24	

24/02245/HOUSE - Amended plan

Installation of a greenhouse, shed, resurfacing front paths and tiling by the front door.

A summary of the main changes are set out below:

The applicant has provided a sample of the brick paving to be used. The type is confirmed as Dorset Antique clay pavers.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 18-11-24

3	Plan Number	Planning officer	Town Councillor	Agent
	24/02246/LBCALT	Stephanie Payne 25/11/2024	Cllr Willis	N/A
Applicant		House Name	Road	Locality
Mr J Horgan			7 Granville Road	Town
Town		County	Post Code	Application date
				08/11/24
24/02246/LBCALT - Amended plan				
Installation of a greenhouse, shed, resurfacing front paths and tiling by the front door.				
A summary of the main changes are set out below:				
The applicant has provided a sample of the brick paving to be used. The type is confirmed as Dorset Antiqueclay pavers.				
Comment				
Sevenoaks Town Council recommended approval.				

4	Plan Number	Planning officer	Town Councillor	Agent
	24/02261/MMA	Stephanie Payne 21/11/2024	Cllr Gustard	Atelier De Linde Architect
Applicant		House Name	Road	Locality
Mrs F Iasci			39 Brattle Wood	Kippington
Town		County	Post Code	Application date
				31/10/24
24/02261/MMA - REVALIDATED plan				
Amendment to 21/02147/HOUSE with increased roof height, new slate tiling to full roof, slate tiling to dormers, relocation and reduction in size of approved dormers, substitution of rear roof light for additional dormer, addition of roof light to south elevation, change of all eave soffits and fascias to match that of existing rear extension, replacement of all street-facing windows to 4-paned dark grey UPVC frame (to match that of existing rear extension), replacement of all rear windows to single-paned dark grey UPVC frame (to match that of existing rear extension), widening of Bedroom 3 walk-in-wardrobe window, reduction of first floor landing window form and replacement of garage door and frame (to match that of existing rear extension).				
A summary of the main changes are set out below: Correct drawings received 30th October.				
Comment				
Proposed by Cllr Daniell with Cllr Gustard's apologies:				
Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no loss of amenity to neighbours.				

Planning Applications Considered

Applications considered on 18-11-24

5	Plan Number	Planning officer	Town Councillor	Agent
	24/02725/HOUSE	Abbey Aslett 21/11/2024	Cllr Granville	Open Architecture
Applicant		House Name	Road	Locality
Mr A Knight			27 The Drive	Town
Town		County	Post Code	Application date
				31/10/24
Proposed air source heat pump units.				

Comment

Proposed by Cllr Willis with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval, provided the Planning Officer and Environmental Health Officer are satisfied that the pumps will not cause any unacceptable noise pollution.

Informative: Sevenoaks Town Council recommended that a Noise Impact Assessment would be useful as supporting evidence.

6	Plan Number	Planning officer	Town Councillor	Agent
	24/02734/FUL	Anna Horn 21/11/2024	Cllr Ancrum	HIGHGATE Planning & D
Applicant		House Name	Road	Locality
Mr G Lloyd		Land East of	34 & 36 Wildernesse Mount	Eastern
Town		County	Post Code	Application date
				31/10/24
Erection of 2 detached dwellings with associated parking, EV chargers and landscaping.				

Comment

Proposed by Cllr Skinner with Cllr Ancrum's apologies:

Sevenoaks Town Council recommended refusal on the grounds of the overlooking and overbearing impact on neighbouring properties and front gardens, and the incompatibility with the Residential Character Area Assessment for Wildernesse Mount.

7	Plan Number	Planning officer	Town Councillor	Agent
	24/02761/LBCALT	Christopher Park 25/11/2024	Cllr Granville	N/A
Applicant		House Name	Road	Locality
Mr A Will		Sevenoaks School	High Street	Town
Town		County	Post Code	Application date
				04/11/24
Removal of external decommissioned fire escape ladder and associated platform on southern elevation. External wall of building to be 'made good' using materials to match existing.				

Comment

Proposed by Cllr Michaelides with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the materials used to repair the wall.

Planning Applications Considered

Applications considered on 18-11-24

8	<i>Plan Number</i> 24/02774/LDCEX	<i>Planning officer</i> Anna Horn 22/11/2024	<i>Town Councillor</i> Cllr Michaelides	<i>Agent</i> N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Ali		Oakley Day Nursery and Presc	Bishops House, 1 Rockdale Ro	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/11/24
Confirmation the planning permission under ref SE/11/01250/EXTLMT has started in accordance with section 56 of the Town and Country Planning Act 1990.				

Comment

Sevenoaks Town Council recommended approval.

9	<i>Plan Number</i> 24/02783/HOUSE	<i>Planning officer</i> Summer Aucoin 27/11/2024	<i>Town Councillor</i> Cllr Shea	<i>Agent</i> Equilibria Architectural Se
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs K Grady			94 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/11/24

24/02783/HOUSE - Amended plan

Removal of existing fully glazed conservatory roof with a single pitched roof with two openable roof windows. Raising of flanking conservatory walls to provide parapets. Installation of new fenestration to the existing conservatory rear wall.

A summary of the main changes are set out below:

The description has been changed to accurately outline the proposed works.

Comment

Sevenoaks Town Council reiterated its previous recommendation for approval.

10	<i>Plan Number</i> 24/02789/MMA	<i>Planning officer</i> Abbey Aslett 22/11/2024	<i>Town Councillor</i> Cllr Camp	<i>Agent</i> Miss Millie Burnham
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Young		The Birches	44 Woodside Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/11/24

Amendment to 24/01376/HOUSE to amend drawings to include new flat roof over the new Master Ensuite and minor tweak to height of rear extension.

**//Further letter received 01/11/2024 with the following summary of changes:
Updated drawings have been provided with a corrected scale bar.//**

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied with the amendments and the new drawings.

Planning Applications Considered

Applications considered on 18-11-24

11	Plan Number 24/02829/HOUSE	Planning officer Summer Aucoin 20/11/2024	Town Councillor Cllr Dr Canet	Agent Smart Architecture Ltd
Applicant		House Name	Road	Locality
Mr & Mrs Sharma			19 Lambarde Road	Northern
Town		County	Post Code	Application date
				30/10/24
Part two-storey, part single-storey side extension with rooflights. Demolish porch and replace with enlarged porch.				

Comment

Sevenoaks Town Council recommended approval.

12	Plan Number 24/02835/HOUSE	Planning officer Abbey Aslett 21/11/2024	Town Councillor Cllr Daniell	Agent Carmen Austin Architectu
Applicant		House Name	Road	Locality
Mr & Mrs David		Chestnuts	14 Oakhill Road	Kippington
Town		County	Post Code	Application date
				31/10/24
Two-storey rear extension with first floor balcony. Two-storey front extension. First floor side extension. Changes to fenestration. Extend roof ridge, remove one chimney, insert dormers and rooflights to enable conversion of loft space to habitable rooms. Solar panels.				

Comment

Sevenoaks Town Council recommended approval.

13	Plan Number 24/02869/CONVAR	Planning officer Anna Horn 27/11/2024	Town Councillor Cllr Michaelides	Agent Frankham Projects
Applicant		House Name	Road	Locality
Robbens		Granville House	7 Station Parade, London Road	Town
Town		County	Post Code	Application date
				06/11/24
Removal of condition 6 (acoustic assessment) of 19/02673/FUL (Change of use from A1 to D2 Gym and Pilates studio, spin classes and the like , with A1 retained for retail sale of sports clothes and equipment, and A3 food and drink for small cafe associated with D2 use).				

Comment

Sevenoaks Town Council recommended approval, provided the site continues to be used in its new Class E designation.

Planning Applications Considered

Applications considered on 18-11-24

14	Plan Number	Planning officer	Town Councillor	Agent
	24/02875/MMA	Christopher Park 27/11/2024	Cllr Wightman	Open Architecture
Applicant		House Name	Road	Locality
Arnold Kirkland Properties Ltd		Lantau	Seal Hollow Road	Wilderness
Town		County	Post Code	Application date
				06/11/24
Amendment to 23/03188/HOUSE to Revised driveway layout. Alteration to access gate with internal wall. Internal, material and facades alterations. Alteration to fenestrations.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the changes and materials are satisfactory.

Informative: Sevenoaks Town Council deemed that the supporting documents - which did not clarify proposed materials, fenestration or finishes - were therefore unsatisfactory.

15	Plan Number	Planning officer	Town Councillor	Agent
	24/02899/FUL	Christopher Park 02/12/2024	Cllr Dr Dixon	Willow Town And Country Planning Ltd
Applicant		House Name	Road	Locality
Mr T Mottram		Bradbourne	71 Bradbourne Park Road	St Johns
Town		County	Post Code	Application date
				11/11/24
Conversion of existing side addition to form a separate dwelling, inclusive of roof extension, roof terrace and first floor extension. Single storey rear extension and associated external alterations, access and landscaping				

Comment

Sevenoaks Town Council recommended approval providing the Planning Officer is satisfied that all material negatives enumerated in the pre-planning advice have been adequately addressed and that various environmental improvements including hedging, EV Charging and bat boxes are made conditions as well as stipulating that the hard-standing remains porous and that hedgehog 'gates' are provided in the rear fencing - both both new and old.

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Appeal Decision

Site visit made on 7 October 2024

by L Francis BA (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 15 November 2024

Appeal Ref: APP/G2245/W/24/3343221

9 Crownfields, Sevenoaks, Kent TN13 1EF

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs David Light against the decision of Sevenoaks District Council.
 - The application Ref is 23/02649/FUL.
 - The development proposed is the erection of a detached dwelling with associated parking.
-

Decision

1. The appeal is dismissed.

Main Issues

2. The main issues are the effect of the proposal on:
 - flood risk with particular regard to the application of the Sequential Test; and,
 - the living conditions of occupiers of 21 The Dene with particular regard to outlook.

Reasons

Flood Risk

3. The existing two-storey detached dwelling sits within a large plot located to the south-east corner of Crownfields, a residential cul-de-sac. It is proposed to sub-divide the plot and erect an additional dwelling and parking area on what is currently the front garden of the existing house. There is a large depression within the front garden area, which given its location and surrounding topography, acts as a reservoir for surface flood water. The house would be constructed over part of this depression, with a large basement void to act as a container for flood water.
4. Although the site is located within Flood Zone 1, the location is nevertheless identified as being at high risk of surface water flooding as shown by the Environment Agency surface water flood risk maps provided in evidence¹. With regard to flood risk, Planning Practice Guidance (PPG) and the National Planning Policy Framework (the Framework) classifies housing as a 'more vulnerable' use. Paragraph 165 of the Framework states that inappropriate

¹ Figure 3 of the Flood Risk Assessment by Sevenoaks Environmental Consultancy Ltd Ref: 5806 24 03 15 Rpt 02 Rev A TI BB

development in areas at risk of flooding should be avoided by directing it away from areas at highest risk. Paragraph 167 requires a sequential approach to the location of development, taking into account the potential and future risk of all sources of flooding to avoid, where possible, flood risk to people and property. The aim of the Sequential Test is to steer development to areas with the lowest risk of flooding from any source. Development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The Framework is clear that the sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

5. The flood risk assessment provided to support the appeal scheme states that the proposed house is sequentially located within the site boundary to be well above the predicted surface water flood levels. Nevertheless, no specific Sequential Test, in line with the requirements of the Framework and PPG, has been provided in evidence to support the appeal proposal.
6. As such, there is no substantive evidence to suggest that there would be no other reasonably available sites suitable for a development of this type, in areas at a lower risk of flooding. I note the consultation response from the Lead Local Flood Authority, along with the Council's evidence, focus on the proposed mitigation measures. However, the Sequential Test would need to be passed before mitigation measures are considered. PPG is clear that even where a flood risk assessment shows the development can be made safe throughout its lifetime without increasing risk elsewhere, the Sequential Test still needs to be satisfied.
7. In conclusion therefore, the proposal has not demonstrated that it is located in a sequentially preferable location with regards to flood risk. It therefore conflicts with the aims of the Framework to ensure development is located in areas with the lowest risk of flooding from any source.

Living Conditions

8. The house at 21 The Dene shares a boundary of its rear garden with the appeal site. There is currently a very open aspect to the rear of No. 21 with views over the appeal site to Crownfields beyond. Due to the topography, the rear garden at No. 21 is terraced and steps down towards the appeal site. The proposed house would be located reasonably close to the boundary of around the first third of the rear garden of No. 21. Whilst it would not be directly in front of No. 21's rear windows, the side wall of the proposed house would be sufficiently close to be an overbearing presence particularly to the ground floor and garden levels. Given the low level of No. 21's garden at its closest point to the boundary, the blank elevation of the proposed side wall would appear as a particularly dominant presence and would be visually intrusive.
9. Along with the existing planting within the garden of No. 21, the proposed planting to the boundary would assist in softening the overbearing effect of the proposed building. However, this would take time to establish and would not necessarily be a permanent feature. Whilst I acknowledge the proposal would not result in any harmful loss of sunlight or daylight to the windows of 21 The Dene, this does not mean that it would necessarily have an acceptable effect upon outlook.

10. I note the appellant's view that the outlook from the front windows of 9 Crownfields towards 21 The Dene would be a similar angle to the relationship of the proposed house with the rear of 21 The Dene. Whilst this may be the case, I note that the front and rear aspects of 9 Crownfields remain very open, to a greater extent than that currently experienced by the occupiers of 21 The Dene given the density of development in that location. As such, it would not be a reasonable comparison.
11. Due to its proximity and dominance in relation to 21 The Dene, the proposed building would be overbearing and would therefore harm the outlook of the occupiers of 21 The Dene. This would conflict with the aims of Policy EN2 of the Sevenoaks Allocations and Development Management Plan 2015 which aims to safeguard the amenities of existing and future occupants of nearby properties by ensuring that development does not result in, amongst other things, visual intrusion.

Other Matters

12. The Council is satisfied with the effect of the proposal on the character and appearance of the area, standard of accommodation, trees, living conditions of neighbouring residents with regard to light, overshadowing and privacy, highway safety and biodiversity, subject to appropriate conditions. I see no reason to disagree with these conclusions.
13. I have had regard to other matters raised by interested parties including, but not limited to, the effect of the proposals on biodiversity, highways, overdevelopment, trees and other non-planning matters. As I am dismissing the appeal on the main issues for the reasons given above, I have not pursued these matters further.

Planning Balance and Conclusion

14. Set against the harm identified, the proposal would deliver a net gain of one self-build dwelling. The scheme would be an efficient use of land in a sustainable location. This would support the Government's aim of significantly boosting the supply of homes. However, the addition of a single dwelling would provide a limited contribution in this context and I attach limited weight to this benefit.
15. There would be temporary and ongoing economic benefits from the development through construction and use of local shops and services, but given the single dwelling delivered, those benefits would be limited. There would be some sustainability benefits including the use of an air source heat pump, electric vehicle charging and photovoltaic panels, to which I again attach limited weight given the modest scale of the scheme.
16. The Council acknowledges that it cannot demonstrate a 5-year supply of deliverable housing sites; the reported supply is equivalent to 3.46 years and the Housing Delivery Test has not been met. Therefore, paragraph 11d) of the Framework is applicable. In these circumstances footnote 8 of the Framework establishes that the policies which are most important for determining the application are deemed out-of-date and permission should be granted unless, as set out in 11d)i the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusal. Footnote 7 lists these policies which include, amongst other things, areas at

risk of flooding. The appeal site is located in an area at risk of surface water flooding and I have found that the proposal conflicts with the aims of the Framework to ensure development is located in areas with the lowest risk of flooding from any source. As the Framework provides a clear reason for refusal, the presumption in favour of sustainable development does not apply in this case.

17. Given the proposed development comprises only a single additional dwelling, the benefits described above are very small scale and the harm I have identified in relation to flood risk and to the living conditions of the occupiers of 21 The Dene would outweigh the benefits when assessed against the development plan read as a whole. Material considerations, including the Framework, do not indicate that a decision should be taken otherwise than in accordance with the development plan.
18. For the reasons given above the appeal should be dismissed.

L Francis

INSPECTOR

Householder planning application					
Application ref	24/02049/HOUSE	Officer	Abbey Aslett	Date	18/10/2024
Application site	49 St Botolphs Road Sevenoaks Kent TN13 3AG				
Description of proposal:					
First floor side extension, and two storey side extension. Rear single storey extension with rooflights. Single storey extension to front with stone portico. Enlarge existing dormer and create additional dormer to front. New detached garage with rendered walls. Convert existing integral garage into gym. Changes to fenestration. Render walls above brick base, add stone banding and windowsills. Remove concrete roof tiles and replace with slate. Solar panels and sun tunnels on roof. New steps and railings to existing terrace. Changes to landscaping. Fill in existing swimming pool.					
Description of site:					
The house is a split level house, set down and back from the road. The property has an integrated garage, and a front boundary wall. There is a sufficient parking space for approximately two cars. There is a large garden to the rear, with an existing swimming pool. The property is well screened by vegetation on the adjoining neighbouring boundaries. The site is located within a conservation area.					
Relevant planning history:					
81/01407/HIST	Erection of one detached dwelling and garage	GRANT			
81/01407A/HIST	Details of one detached dwelling and garage	GRANT			
83/00568/HIST	Construction of swimming pool within curtilage of dwelling currently under construction	GRANT			
83/00611/HIST	Extension to dwelling currently under construction	GRANT			
84/01246/HIST	Retention of 1.6 metre close boarded fence and gates to south boundary fronting st botolphs road	GRANT			
86/01415/HIST	Boundary wall to front of property	GRANT			
91/01724/HIST	Replace fencing with brick wall and gateway at front, as amended by plan received 24/12/91.	GRANT			
13/00862/HOUSE	Erection of a two storey front extension, and first floor side extension to include dormer	GRANT			
Constraints:					
Conservation Area: The Vine Listed Building (adjacent)					
Policies:					
National Planning Framework (NPPF)	Policy	Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay. Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless: - the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed⁷; or - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.			

	Footnote 7 (see reference above) relates to policies including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.									
Core Strategy		SP1 Design of New Development and Conservation								
Allocations and Development Management Plan (ADMP)		EN1 Design Principles EN2 Amenity Protection EN4 Heritage Assets T2 Vehicle Parking								
Sevenoaks Town Neighbourhood Plan (STNP)		Policy C1 – Conservation Policy L4 - Trees								
Other		Sevenoaks Residential Extensions Supplementary Planning Document (SPD) Conservation Area Appraisals: The Vine								
Representations										
	No.	Issues raised								
Support										
Object		1	- Garage roof that protrudes street level does not enhance or better reveal the Conservation Area - Adjacent listed building – consider the proposal to have an adverse impact on the wider conservation and the special setting of the listed building - Not appropriate to mount solar PV panels at a high level in this location - Impression of more structures on the site – out of character with the CA - Works may have an adverse effect on the Old Beech Tree on their [neighbouring] property							
No comments received										
Consultations (x):										
Town/Parish Council	Support		Object	x	No Comment		Delegated Powers	x		
Sevenoaks Town Council recommended refusal on the grounds of negative impact to the Conservation Area.										
Conservation Officer	The building is a neutral component of the conservation area, set well back from the street and partially screened by boundary shrubbery. It makes a limited contribution to the special qualities of the designated area and although the proposed remodelling transforms the appearance of the dwelling, little harm to distinctive local character ensues. However, construction of a new ancillary structure in close proximity to the front boundary is considered entirely inappropriate to the conservation area context. A well set-back and clearly defined front building line typifies St Botolphs Road. Ancillary structures are discretely located to the side or rear and with few exceptions, do not intrude into streetscene views. Softly landscaped, well planted front gardens edge the street and collectively lend something of a park-like ambience to St Boltolphs Road.									

	This quality is a defining characteristic of the streetscene and makes an important contribution to the significance of the designated area. Construction of a prominently located ancillary structure to the fore of the dwelling is alien to the local context. The new built form disrespects the existing building line and its visually intrusive presence diminishes distinctive qualities of the streetscene. NPPF paragraph 212 states that new development within a conservation area should 'enhance or better reveal' the significance of the designated heritage asset. The present proposal does neither, as construction of an intrusively located ancillary structure to the fore of number 49 diminishes distinctive qualities of the streetscene and thereby harms the significance of the designated area. Refusal is recommended in terms of Policy EN4.
Tree Officer	After a desk-top review of this application, I can confirm that there are no existing TPOs on site however the area is within the Sevenoaks – The Vine conservation area. An Arboricultural Survey has been submitted with the application, which details on/off-site trees which may be impacted by the development. From the trees that are surveyed, two small trees (Category quality C + U) have been highlighted for removal to facilitate the development. The survey indicates that due to site conditions including existing levels, no other trees will be impacted by the development and so no tree protection measures will be required, with any excavations required taking place outside of the RPA of retained trees. This statement is due in part to the adjusted RPA of 3 x street trees off-site, for were it not for this adjustment the footprint of the proposed garage would be within their RPAs. I have no objections to the proposals, however I would recommend that a condition be applied requiring a hand-dug trial trench/pit along the outer side of the proposed garage footprint to rule out the presence of any significant rooting systems from the street trees. This process should conform to methodology outlined in BS: 5837. If any significant rooting systems are discovered then the foundation type used for the construction of the garage may need to be designed so as to minimise the potential damage to roots. The findings of this process should be submitted for approval. A landscaping condition should also be applied to mitigate the loss of trees.
Principal issues:	
• Impact on the character of the area • Impact on neighbouring amenity • Impact on the Conservation Area	

Impact on the character of the area		
The relevant policies relating to design and the character of the area are SP1 of the Core Strategy and EN1 of the ADMP. The Residential Extensions SPD is also applicable.		
Issue	Complies(Y/N)	Reason
Street scene	Y	Much of the proposal will be visible from the street scene, including the extension over the existing garage, garage conversion, new front dormer, front extension and new garage.
Design, form and proportions		Most of the dwellings within the street scene are set back from the main road and there are only a few buildings forward of the building line. The street scene is characterised by the large trees and vegetation on

		the pavements and within front gardens. The works to the front elevation of the house will improve the design and appearance of the existing dwelling. The proposed design including the new dormers and proposed first floor extension over the existing garage (and small two-storey side extension to infill the rear of the garage) would give the application dwelling a more 'balanced' appearance, and are considered acceptable. The proposal would still maintain nearly 3m to the boundary on this side, and given the differences in land levels to the neighbour and the neighbouring orientation would have no 'terracing effect'. There are a variety of styles and designs within the street scene. The neighbouring application is also of a modern design and has a garage in front of the principal elevation as approved under 19/00214/HOUSE. The proposed garage would be located in the southeast corner of the site, with the main access to the site located in the south west corner. The proposed garage would exceed the height of the boundary wall but given the difference in land levels between the site and the street scene, this is not considered to cause significant harm, especially because this could be softened by landscaping and only 0.6m (approx.) of the hipped roof would exceed the boundary wall. The outbuilding will clearly remain subservient in design and function. The front extension to create the porch/hall area is not considered to harm the character and appearance of the area and will have a minor impact on the proposed scheme. The single storey rear extension is considered to be of a moderate and subservient scale that will not be visible from the street scene. Additional proposed works include in the infilling of the swimming pool to the rear. This is considered acceptable. Other design features include a sun tunnel and adding stone banding and windowsills. Also considered acceptable.
Materials	Y	The proposed materials are considered acceptable to the character of the street scene.
Parking/ refuse		There will be no impact on parking or refuse.
Other/ conclusion		The proposal is considered compliant with EN1 of the ADMP and SP1 of the Core Strategy.

Impact to neighbouring amenity

Policy EN2 of the ADMP and our Residential Extensions SPD are relevant in the consideration of this application.		
Issue	Complies(Y/N)	Reason
Light	Y	The proposal complies with the 45 degree daylight on both elevation and plan view and as such is not considered to cause a significant harm to daylight levels. Much of the proposal will be built over existing footprint, and the new footprint will be at single storey level only. Given the existing boundary treatments and orientations of neighbouring buildings, this is not considered harmful.
Privacy	Y	Some new ground floor side facing windows are proposed, but given the orientation of the neighbouring buildings, land level differences and boundary treatments, this is not considered to be harmful, nor are the rooflights in the proposed single storey rear extension. The windows in the west facing elevation at first floor have the potential to cause some overlooking but are highlighted on the plans as obscure glazing, and this could be secured by condition (not serving habitable rooms or are not the sole source of outlook). A new window is proposed in the first floor extension over the garage at the rear, but given the existing fenestration this is not considered to be harmful. The new windows on the front elevation are of sufficient distance from a neighbouring property not to cause harm.
Visual intrusion	Y	Given the existing built form on site, it is not considered harmful in terms of visual intrusion.
Other/ conclusion		The proposal is considered compliant with EN2 of the ADMP.

Conservation Area Impact
Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed. Policy EN4 of the ADMP and C1 of the STNP state that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.

Issue	Complies(Y/N)	Reason
Whether the development preserves or enhances the character or appearance of the conservation area.	Y	49 St Botolphs Road is not highlighted within the Conservation Area appraisal as a building contributing to the character to Conservation Area. The proposed changes although will transform the appearance of the dwelling, this is not considered to cause harm to any of the special features of the Conservation Area. There is variation in design in the street scene, with other recent modern transformations, including at number 47. This is not considered to cause harm. The Conservation Officer agrees that the proposed works to the dwelling itself will not be harmful to the overall Conservation Area, but they do raise concerns about the positioning of the outbuilding. It is acknowledged that the proposal is looking to introduce a new garage forward of the front elevation. Given the differing land levels between the street and the site, only 0.6m (approx.) of the roof slope of the garage will be set above the existing boundary wall, and given the hipped nature the roof, this will lessen the impact. There is existing vegetation along this boundary, that already limits views to the house from the street scene, and this vegetation could be strengthened by a landscaping condition which would limit views to the garage. Given the positioning of the garage in the far corner of the site, it will not be directly visible when looking at the property via the access (from street scene) and will appear in more oblique views. Whilst limited there are other examples of the garages/outbuildings forward of the front elevation within this conservation area, including at 47 which was granted permission in 2019 and at 45. Given the positioning and discrete design of the outbuilding, especially when softened by landscaping, the proposal is considered to conserve the character and significance of the Conservation Area. The Conservation Area is also an important part of the setting of 1 Pound Lane (adjacent listed building) and as the proposal is therefore considered to conserve the setting of the listed building. Whilst the proposal may not overall enhance the setting of the Conservation Area, under policies EN4 and C1, the requirement is for conserve OR enhance (emphasis added) and as such the proposal is considered to be policy compliant.
Other/ Conclusion		The proposal is considered to conserve the

		Conservation Area and surrounding heritage assets and as such is considered to be compliant with EN4 of the ADMP and C1 of the STNP.
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Other Issues				
Other issues?	No	Yes	x	Delegated Powers: As this application is recommended for approval, and the Town Council recommended refusal, delegated powers were sought from the local ward members. No call to DM Committee was received. Trees: The applicants submitted an arboricultural survey as part of this application. The Tree Officer has agreed with most of the findings but has raised concerns that the proposed garage location has the potential impact the prominent tree on the streetscene (although accepts that the due to the ground level differences, there may also be no impact). The trees and vegetation are considered important contributions to the Conservation Area. As such it is considered reasonable to condition a trial pit to establish whether any roots will be impacted by the proposal. Details of the foundations of the garage would be required if the roots are discovered. Public Comments: Most of the issues raised have been addressed in the above sections. Solar panels are allowed under permitted development in a Conservation Area as long as they are not on a wall that fronts a highway and as such it would not be reasonable to refuse the application on this ground.
CIL liable(x)	No	Yes	x	The application is CIL liable and an exemption has been applied for as assessed below.
Conclusion:				
The proposal is considered compliant with local and national policies and is therefore recommended for approval.				
Recommendation (x):				
Grant	x	Refuse	Reason for refusal:	
Case Officer		Abbey Aslett		Date 29/10/2024
Principal		Sean Mitchell		Date 30 October 2024

Assessing claims for self-build annexes and extensions				
Legislation	People who extend their own homes or erect residential annexes within the grounds of their own homes are exempt from the levy, provided that they meet the relevant criteria set out in Sections 42A, 42B, and 42C of The Community Infrastructure Levy Regulations 2010 (as amended). The applicant has submitted a <u>self-build annex or extension claim form</u> and has confirmed all the declarations required. The applicant is claiming exemption for a residential extension within the definition in Regulation 42A.			
Criteria for exemption				(Y/N)
Does the person who is claiming the exemption own a material interest in the land?				Y
Does their claim for exemption on the form, ie an annex or extension, match the development applied for in the related application and the CIL definitions of an annex or extension?				Y
Has the development commenced?				N
Recommendation (x):				
Grant	x	Refuse		
Reason: Grant - The applicant has confirmed the declarations for exemption on the form required and the additional criteria referred to in the above table are met. I am therefore satisfied that the applicant is exempt from CIL for planning application.				
Principal	Sean Mitchell		Date:	30 October 2024

Decision Notices published by Sevenoaks District Council OR Kent County Council from **12th November 2024 to 25th November 2024** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

Instances where SDC have decided against STC's recommendation are written in **red**.

Reference Number	Address & Ward	Ward Cllr	STC Recommendation (abridged)	SDC Decision (abridged)
24/02420/HOUSE	97 Bradbourne Park Road – St Johns	Cllr Skinner	7th October 2024: STC recommended approval.	13 th November 2024: SDC Granted, 3 conditions.
24/02040/HOUSE	Inishmaan, Woodland Rise – Wildernesse	Cllr Wightman	7th October 2024: STC recommended approval, 1 observation.	12 th November 2024: SDC Granted, 7 conditions.
24/02069/HOUSE	Squirrels, 24 Oakhill Road – Kippington	Cllr Gustard	9th September 2024: STC recommended approval, 4 conditions. 4th November 2024: STC recommended approval, 4 conditions.	19 th November 2024: SDC Granted, 5 conditions.
24/02166/HOUSE	4 Winchester Grove – St Johns	Cllr Camp	23rd September 2024: STC recommended approval.	21 st November 2024: SDC Granted, 5 conditions.
24/02340/HOUSE	79A Weald Road – Kippington	Cllr Gustard	7th October 2024: STC recommended approval, 2 conditions.	21 st November 2024: SDC Granted, 5 conditions.
24/02452/HOUSE	Burlanes Interiors, 41 Dartford Road – St Johns	Cllr Camp	7th October 2024: STC recommended approval, 1 informative.	18 th November 2024: SDC Granted, 5 conditions.
24/02456/HOUSE	44 Quakers Hall Lane – Eastern	Cllr Ancrum	7th October 2024: STC recommended approval, 1 condition, 1 informative.	12 th November 2024: SDC Granted, 2 conditions.
24/02476/MMA	5 Holly Bush Lane – Eastern	Cllr Ancrum	7th October 2024: STC recommended approval.	25 th November 2024: SDC Granted, 6 conditions.
24/02488/HOUSE	2 Holly Bush Lane – Eastern	Cllr Layne	7th October 2024: STC recommended approval.	13 th November 2024: SDC Granted, 3 conditions.

24/02499/HOUSE	Summerhill, Seal Hollow Road – Eastern	Cllr Clayton	23rd September 2024: STC recommended refusal , 2 grounds (out of keeping with Residential Character Area Assessment, harmful to amenity , against Building Regulations and Kent fire safety policy), 1 informative (request for SDC to check fire safety).	19 th November 2024: SDC Granted , 3 conditions. (Case Officer considered impact on character area to be limited and design simplistic, subservient and sympathetic, no impact on amenity with no loss of light, privacy or visual intrusion. No comment on fire safety)
24/02504/HOUSE	2 Meadow Close – Northern	Cllr O’Hara	7th October 2024: STC recommended approval.	14 th November 2024: SDC Granted, 4 conditions.
24/02577/LBCALT	The Hardware Centre, 36-42 London Road – Town	Cllr Willis	21st October 2024: STC recommended approval , 2 conditions (Planning & Conservation Officer satisfied with materials and designs for key listed building)	21 st November 2024: SDC Refused, 1 Ground. (Planning & Conservation Officer considered detail insufficient and potentially damaging, Refused on grounds of insufficient detail and potential to harm a Grade II Listed building)

Planning Applications to be Considered

Planning Applications received to be considered on 02 December 2024

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00040/HOUSE	Summer Aucoin 10/12/2024	Cllr Michaelides	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Martin			25 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/11/24
24/00040/HOUSE - Amended plan				
Convert the loft space into habitable space with 3no dormers to the front, side and rear elevations. Alterations to fenestrations including new double glazed bays to the front, small upstairs window to front and side, plus barge boards, soffits and fascia and guttering throughout. A summary of the main changes are set out below: The applicant has updated the plans with the side dormer now featuring fewer windows. Two rooflights have been added.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S707G2BKLB100			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01339/FUL	Sean Mitchell 05/12/2024	Cllr Skinner	NTR Planning Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Conneally		Former Site of the Farmers	London Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/24
Erection of a 6 storey building comprising 56 apartments, 697sqm of commercial floorspace (ground floor) and associated 3 disabled parking bays and landscaping. Solar panels.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SDWAC3BKGGG00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/01962/FUL	Samantha Yates 04/12/2024	Cllr Daniell	7 Acorns Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Vincent		Unit 5, Morewood Close Industr	Morewood Close	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/11/24
24/01962/FUL - Amended plan				
Change of use of part of the building into a Childrens Day Nursery. A summary of the main changes are set out below: Site Plan showing vehicle parking, cycle parking and entrance gates.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SH8N7KBKHV800			

Planning Applications to be Considered

Planning Applications received to be considered on 02 December 2024

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02413/HOUSE	Abbey Aslett 05/12/2024	Cllr Shea	Blackburn Architect Limited
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Osburn		Pounsley House	Pounsley Road	Adjoining Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/11/24
24/02413/HOUSE - Amended plan				
Extend roof, insert new dormers, roof lights, and juliet balcony. Demolish side extension, to be replaced with new single storey, flat roofed, extension with roof lanterns. New rear conservatory to replace existing. Infill extension to rear. Changes to fenestration. Demolish existing garage and laundry building and construct ancillary annexe building. Demolish two outbuildings. Erect two new free-standing car ports. A summary of the main changes are set out below: New bat mitigation plan.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SJPJD7BKIVP00			

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02703/HOUSE	Christopher Park 06/12/2024	Cllr Clayton	DHA Planning
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
The Police and Crime Commissioner for Kent			6 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/11/24
Demolition of existing single-storey extension to be replaced with a two-storey front, side and rear extension. Changes to fenestration. Demolition of garage and construction of cycle store.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SL78O3BKJM900			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/02723/HOUSE	Stephanie Payne 04/12/2024	Cllr Gustard	Paben Construction
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Black			53 The Rise	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/11/24
24/02723/HOUSE - Amended plan				
Demolition of storage sheds and replacement with a studio/store outbuilding. A summary of the main changes are set out below: Revised plans have been provided which corrects a missing windows and confirms the materials for the proposed outbuilding.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLCSP4BKJNQ00			

Planning Applications to be Considered

Planning Applications received to be considered on 02 December 2024

7	Plan Number	Planning officer	Town Councillor	Agent
	24/02788/HOUSE	Christopher Park 13/12/2024	Cllr Varley	Octopus Energy Services
Case Officer				
Applicant		House Name	Road	Locality
Mr D Clarke		The Garden House	96A Weald Road	Kippington
Town		County	Post Code	Application date
				22/11/24
Installation of Air Source Heat Pump.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLRLXZBKJTA00			

8	Plan Number	Planning officer	Town Councillor	Agent
	24/02824/FUL	Stephanie Payne 13/12/2024	Cllr Gustard	N/A
Case Officer				
Applicant		House Name	Road	Locality
Kent Wildlife Trust		Sevenoaks Common	Letter Box Lane	Kippington
Town		County	Post Code	Application date
				22/11/24
Installation of 1 no. lecturn style information board.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SLVBFJBKJVT00			

9	Plan Number	Planning officer	Town Councillor	Agent
	24/02860/HOUSE	Stephanie Payne 05/12/2024	Cllr Willis	N/A
Case Officer				
Applicant		House Name	Road	Locality
The Kate Drummond Trust			10 Oak Lane	Town
Town		County	Post Code	Application date
				14/11/12
Revised drive access. Two storey extension to West side and two storey extension to rear and East side. Landscaping and new fencing.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SM457PBK0LO00			

10	Plan Number	Planning officer	Town Councillor	Agent
	24/02890/CONVAR	Abbey Aslett 11/12/2024	Cllr Camp	N/A
Case Officer				
Applicant		House Name	Road	Locality
Featherstone Homes S.E Ltd			53 Bradbourne Vale Road	St Johns
Town		County	Post Code	Application date
				20/11/12
Removal of condition 9 (Biodiversity Gain Plan and Biodiversity Management and Monitoring Plan) of 24/00275/FUL to Demolition of existing dwelling; erection of 3no. Dwellings with amended access and all associated works.				
Web link	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SM7TRHBK0LO00			

Planning Applications to be Considered

Planning Applications received to be considered on 02 December 2024

11	Plan Number 24/02898/HOUSE	Planning officer Summer Aucoin 11/12/2024	Town Councillor Cllr Clayton	Agent Sevenoaks Plans Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Howe			54 Cobden Road	Eastern
Town		County	Post Code	Application date
				20/11/24
Demolition of existing conservatory at side. Erection of ground floor rear and side extension on the same footprint as the existing conservatory. Parapet wall at side. Installation of rooflights on new flat roof.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SM8CWNBKK2U00				

12	Plan Number 24/02904/FUL	Planning officer Samantha Yates 06/12/2024	Town Councillor Cllr Granville	Agent N/A
Case Officer				
Applicant		House Name	Road	Locality
Mr J Moir		Park Grange Cottage	Solefields Road	Town
Town		County	Post Code	Application date
				15/11/24
Purpose built metal bard for storage.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMA7FQBKK3M00				

13	Plan Number 24/02938/HOUSE	Planning officer Summer Aucoin 12/12/2024	Town Councillor Cllr Camp (on behalf of Easter	Agent WealdDesigns
Case Officer				
Applicant		House Name	Road	Locality
Mr L Davis			33 Prospect Road	Eastern
Town		County	Post Code	Application date
				21/11/24
Loft Conversion with dormer extension to rear, enlarged dormer and rooflight to front.				
Web link https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=SMHM7ZBKK6400				