

Collated Monitoring Reports for the Sevenoaks Town Neighbourhood Plan May 2023-May 2024:

Purpose: To record the successful application of Sevenoaks Town Neighbourhood Plan policies against Planning Applications within Sevenoaks Town, in order to decide or influence decisions and conditions.

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Pages 2-35: First STNP Monitoring Report, presented to the Monitoring & Implementation (M&I) Group on 4th December 2023

Pages 37-50: Update Report presented to the M&I Group on 22nd January 2024

Pages 52-67: Update Report presented to the M&I Group on 18th March 2024

Pages 69-77: Update Report presented to the M&I Group on 7th May 2024

***Note – although the STNP was formally “made” by the District Council on 23rd May 2023, instances where it was granted material weight are observed from 12th May 2023 onwards, with an argument also made by the District Council during an Appeal via Public Inquiry in February 2023 that it should be considered material. These have therefore been included in this report, despite occurring prior to the Plan’s adoption.**

Planning applications decided by Sevenoaks District Council – with reference to the STNP:

Date	Reference Number & Case Officer	Address & Ward	Proposal description	Policies & Issues measured against – as per headings/sub-headings (non-bold, if a particular issue is raised)	Document
12/05/23	23/00711/MMA Anna Horn	76 Kippington Road Kippington	Amendment to 21/03412/FUL.	C4 – Design and Residential Character Areas	Officer Report
15/05/23	23/00737/HOUSE Abbey Aslett	8 Bayham Road Eastern	Demolition of existing conservatory at side and rear extension. Proposed ground floor extension with rooflights. New parapet wall. New open porch at side. Alterations to fenestration.	C1 – Conservation: Conserving the setting of the Conservation Area. C4 – Character Area: Street scene, design, form and proportions; materials.	Officer Report
15/05/23	23/00761/HOUSE Stephanie Payne	15 Greenwood Way Kippington	Two storey rear extension. Two storey front extension. Associated alterations to existing hipped roof form. New raised rear patio. Rooflights. Steps.	No particular policy.	Officer Report
15/5/23	23/00830/HOUSE Abbey Aslett	Wisteria House, 69 Dartford Road St Johns	Ground floor single storey side extension with rooflight.	C1 – Nearby Conservation Area C4 – Character Area: Street Scene	Officer Report
18/05/23	23/00513/HOUSE Abbey Aslett	5 Mount Harry Road St Johns	Extension to existing garage and erection of proposed annex and gym building.	C1 – Impact on Heritage Asset: Impact on the non-designated heritage asset C4 – Character Area	Officer Report

18/05/23	23/00900/MMA Anna Horn	Site of Summerhill, Seal Hollow Road Eastern	Amendment to 21/04174/FUL.	C4 – Design and Residential Character Areas	Officer Report
23/5/23	23/00916/HOUSE Abbey Aslett	Meadowfield, 60 Hitchen Hatch Lane St Johns	Single storey extensions to south/west elevations. Linked garage to north elevation. Internal alterations. Loft conversion to habitable rooms with new dormer windows. New balcony. Solar panels to garage roof and Air Source Heat Pump. Alterations to driveway and paved areas. Alterations to fenestration. Alterations to roof. Rooflights.	C4 – Character Area – Street scene	Officer Report
24/05/23 30/05/23	23/00982/HOUSE Christopher Park	15 Argyle Road Town	Loft Conversion with rear dormer and front rooflights.	C1 – Character Area: Street scene, Conservation Area Impact: Character, appearance, and harm	Officer Report Decision Notice (Refusal)
26/05/23 26/05/23	23/00817/LBCALT Abbey Aslett	Town – No's 7, 9 and 11 High Street	Renew clay tiled roof covering and external redecoration.	C1 – Impact on Listed Buildings and their setting	Officer Report Decision Notice (Refusal)
26/05/23	23/00644/HOUSE Abbey Aslett	6 Clenches Farm, Clenches Farm Road Kippington	Erection of two-storey side extension with rooflights. Roof alterations.	C1 – Character of the Area	Officer Report
30/05/23 30/05/23	23/00769/HOUSE Christopher Park	Homefield, 93 Oakhill Road Kippington	Replace and raise the garage roof to create habitable space with dormer. Two storey side and rear extension with dormer windows and rooflights and a single storey rear extension with patio area at existing ground level.	C1 – Character and Heritage: Character Area, Conservation Area Impact	Officer Report And corresponding Decision Notice (Refusal)
30/05/23	23/01027/MMA Christopher Park	11 Betenson Avenue Northern	Amendment to 22/03066/CONVAR.	C4 – Character Area Assessments	Officer Report

02/06/23	23/01059/HOUSE	20 Wickenden Road Eastern	To part demolish the conservatory and construct a single storey extension with roof lights on the rear elevation on the same footprint.	C4 – Character Area	Officer Report
06/06/23	23/01049/HOUSE Abbey Aslett	19 Brattle Wood Kippington	Erection of an outbuilding and proposed landscape works to the front of the property.	C4 – Impact on Character Area	Officer Report
06/06/23	23/00946/HOUSE Abbey Aslett	Chenies, 84 Oakhill Road Kippington	New detached garage with flat green roof. Alterations to site access. New retaining wall. New gate and associated landscaping.	C1 – Conservation Area Impact: Character/appearance	Officer Report
06/06/23	23/01101/HOUSE Christopher Park	22 Orchard Close	2 storey rear extension to existing dwelling and single storey porch.	C4 – Character Areas	Officer Report
06/06/23	23/00887/HOUSE Christopher Park	23 Oakdene Road	Demolition of existing rear extensions and the garage, and front veranda. Erection of a single storey side and rear extension. Internal alterations. Heightening of roof line to accommodate the installation of additional dormers and rooflights. Steps. Alterations to fenestration.	C4 – Character Areas	Officer Report
07/06/23	23/00585/FUL Samantha Simmons	9 Crownfields	Demolition of existing dwelling and replacement with a new detached dwelling with associated garaging.	C4 – Character Area L2 – Managing surface water to minimise flood risk	Officer Report
09/06/23	23/01191/HOUSE Stephanie Payne	Southways, 3 Crownfields	Partial single, partial 2 storey rear extension with alterations to fenestration and rooflight. Internal alterations. Associated landscaping.	C4 – Character, Heritage and Identity – design, form and proportions	Officer Report
09/06/23	22/03572/HOUSE Christopher Park	72 Brattle Wood	Demolition of existing rear wall and removal of chimney. Demolition of 1.5 storey structure with dormers. Two storey side and front extension with alterations to roofline. New covered porch with steps. Ground floor rear extension with rooflights. New garage. Extension to existing driveway. Extension to existing vehicular access. Landscaping. Alterations to fenestration and external materials.	C4 – Character Areas	Officer Report

13/06/23				C4 – Character Areas – size, scale and massing, harm to character and street scene	And corresponding Decision Notice (Refusal)
13/06/23	23/01158/HOUSE Stephanie Payne	Maple Shaw, 7 Oakfields	Single storey extension to side and rear of property. Rooflights	C4 – Character, Heritage and Identity	Officer Report
13/06/23	23/00149/FUL Stephanie Payne	72A Granville Road	Demolition of the existing rear extension and the construction of a single storey rear extension with installation of new window in flank elevation. New fenestration and patio.	C1, C4 – Character, Heritage and Identity – Impact on the Conservation Area (C1), Character (C4)	Officer Report
14/06/23	23/01020/HOUSE Christopher Park	Whiteacre, 87 Oakhill Road	Loft conversion with rooflights. Garage conversion, internal alterations and a swim spa extension with associated hard and soft landscaping. Alternations to fenestration. Alterations to roof including three new dormers, additional pitch and removal of chimney.	C1 – Conservation Area Appraisals	Officer Report
15/06/23	23/01040/FUL	103 London Road	Change of use of ground floor shop from commercial (use class E) to use as a nail bar (sui generis).	C1 – Heritage assets/their setting C4 – Character Area E1 – Supporting provision of start-up business space across the Town Centre	Officer Report
16/06/23	23/01003/HOUSE Abbey Aslett	18 Redlands Road	Alterations to roof line with loft conversion, dormer windows, rooflights and photovoltaic. Alterations to Chimney and sun tunnel. New Porch	C4 – Character Area	Officer Report
19/06/23	23/00178/FUL Christopher Park	Outside Sevenoaks Post Office, South Park	Installation a BT street hub and associated display of advertisement to both sides of the unit.	C1 – Character and Heritage – character	Officer Report

21/06/23				and appearance of the streetscene and conservation area, scale, location, design and clutter C1 – Character of the streetscene and setting of designated and non designated heritage assets	And corresponding Decision Notice (Refusal)
22/06/23	23/01233/HOUSE Christopher Park	9 Grange Road	Two storey front extension and single storey rear extension.	C1 – Heritage C4 – Character Areas	Officer Report
23/06/23	23/01207/HOUSE Christopher Park	10 Bayham Road	Proposed demolition of ground floor existing rear extension and small shed. Proposed new ground floor rear extension. Parapet wall. Proposed open porch at side. Proposed first floor side extension. Proposed loft conversion with dormer at the side. Rooflights. Alterations to fenestration. Fencing.	C1 – Heritage Assets C4 – Character Areas	Officer Report
27/06/23	23/01217/LBCALT Anna Horn	Knole House, Knole Lane	3 new masonry buttresses to support the North Garden Wall.	No particular policy.	Officer Report
28/06/23	23/01353/MMA Christopher Park	Treetops, 71 The Rise	Amendment to 21/02694/HOUSE – two storey side extension, amendments to external materials, fenestration and roof.	C4 – Character areas	Officer Report *incorrectly referred to as Sevenoaks Town Development Plan
03/07/23	23/01330/HOUSE Stephanie Payne	Timbers, Grassy Lane	New double garage.	C4 – Character, Heritage, Identity	Officer Report
03/07/23	23/01282/HOUSE Stephanie Payne	Balmedie, Wildernesse Avenue	Replacement chain link fence.	C1 – Character, Heritage and Identity	Officer Report

				OMITTED – not found applicable L1 – Porous fences – recommended by Planning Committee	
04/07/23	23/01382/HOUSE Anna Horn	1 Bourchier Close	Single storey front extension and roof canopy	C4 – Design and residential character areas L4 – Trees and hedgegrows	Officer Report
05/07/23	23/01346/LBCALT Louise Cane	Lynch House, 21 Clarendon Road	Proposed remedial, repair and renovation work: remove and replace roof membrane. Brickwork and tiling to be cleaned, repaired or replaced. Exterior door and window to be repaired and redecorated. Lead work to be repaired or replaced. Plastic rainwater goods to be replaced with cast iron. 2 attic windows to be replaced. 1 flat-headed window to be replaced with an arched-head window. External works to increase drainage around side porch. Repairs to flaunching at the top of chimneys.	C1 and C4 – Character	Officer Report
05/07/23	23/01346/LBCALT Louise Cane	Lynch House, 21 Clarendon Road	Proposed remedial, repair and renovation work: remove and replace roof membrane. Brickwork and tiling to be cleaned, repaired or replaced. Exterior door and window to be repaired and redecorated. Leadwork to be repaired or replaced. Plastic rainwater goods to be replaced with cast iron. 2 attic windows to be replaced. 1 flat-headed window to be replaced with an arched-head window. External works to increase drainage around side porch. Repairs to flaunching at the top of chimneys.	C1 – Character C4 – Character	Officer Report

06/07/23	23/01194/HOUSE Stephanie Payne	36 Granville Road	Installation of solar panels	C1 – Character, Heritage and Identity – sustain and preserve views of NDHA and DHA (non designated and designated heritage asset) D6 – Development and Housing – retrofitting and energy efficiency	Officer Report
10/07/23	23/01467/FUL Anna Horn	4 Carlton Parade, St Johns Hill	To re-align the staircase to the first floor flat, erect a firewall adjacent to the flank wall of 1C St James`s Road and a single storey rear extension for use as a store and cold room.	C4 – Design and residential character areas E5 – Enhance function, accessibility and appearance of neighbourhood centres, including St Johns	Officer Report
11/07/23	23/01341/HOUSE Christopher Park	65 Betenson Avenue	New first floor. Garage conversion. Front porch extension. Alterations to roof. Removal of existing chimneys. Alterations to fenestration. Rooflights.	C4 – Character Areas	Officer Report
18/07/23	23/01471/HOUSE Christopher Park	8 Filmer Lane	New roof and extension to front porch area. Conversion of half the garage to habitable space. Internal alterations. Alterations to roof. Alterations to fenestration. Rooflights. Steps.	C4 – Character Areas	Officer Report
19/07/23	23/01364/HOUSE Louise Cane	49 Brattle Wood	Rear single storey extension and two storey side extension. Front single garage and hobby room extension with basement gym below. New porch. New swimming pool. Internal alterations. Alterations to roof. Alterations to ground level. Alterations to fenestration. Windows. New retaining wall. New gate and fence. Landscaping. Rooflights.	No particular policy.	Officer Report

20/07/23	23/01182/HOUSE Christopher Park	Humbugs, 31 Hartslands Road	Erection of single storey rear extension and associated works.	C1 – Heritage C4 – Character Area Assessments	Committee Report (to DMC Committee)
21/07/23	22/03519/MMA Anna Horn	136 High Street	Amendment to 20/03476/FUL.	C1 – New development and heritage assets C4 – Design and residential character areas C8 – Local landmarks L2 – SuDs, surface water and flood risk M1 – Walking and cycling M9 – Greener modes of transport M11 – Public realm improvements in town centre D3 – Housing need and affordable housing	Officer Report
21/07/23	23/01659/HOUSE Stephanie Payne	18 Dartford Road	Widening of the existing vehicle access and replacement of the existing boundary wall with a dwarf wall and iron railings and reconfiguration of the parking area.	C4 – Character, Heritage, Identity – Impact on the character of the area C1 – Conservation Area impact	Officer Report
24/07/23	23/01491/HOUSE Christopher Park	54 Hitchen Lane	Two storey front extension with front porch. Alteration to fenestration.	C4 – Character Area Assessments	Officer Report
25/07/23	23/01366/HOUSE Abbey Aslett	9 The Meadway	Single storey side & front extension.	C4 – Impact on the character of the area	Officer Report
25/07/23	23/01048/HOUSE Abbey Aslett	19 Brattle Wood	Demolition of existing rear extension and erection of a two-storey extension.	C4 – Impact on the character of the area	Officer Report

26/07/23	23/01642/HOUSE Christopher Park	Down End, Hoggarden Lane	Single storey rear extension. Single storey porch extension. Alterations to fenestration.	C4 – Character Areas	Officer Report
28/07/23	23/01220/HOUSE Christopher Park	2 Littlecourt Road	Proposed front, side and rear extensions to existing garage.	C4 – Character Areas	Officer Report
01/08/23	23/01525/HOUSE Abbey Aslett	12 Chartway	Existing side dormer extended. Single storey rear extension. Conversion of existing integral garage into guest bedroom. Relocation of existing shed. Alterations to roof. Alterations to fenestration. Landscaping. Rooflights.	C4 – Impact on the character of the area	Officer Report
02/08/23	23/00324/HOUSE Sean Mitchell	1C Wickenden Road	Two storey side extension, new front entrance with alterations to fenestration.	C4 – Impact on the character of the area	Officer Report
03/08/23	23/01706/HOUSE Stephanie Payne	7 Downsview Road	First floor balcony to the front elevation and additional pavement crossover to form a carriage drive.	C4 – Character, Heritage and Identity	Officer Report
07/08/23	23/01671/HOUSE Abbey Aslett	66 Brattle Wood	Demolition of existing garage, utility and dining room to replace with a two-storey side extension and single storey rear extension. Alterations to existing driveway. Internal alterations. Alterations to fenestration. Landscaping. Fencing. Rooflights.	C4 – Impact on the character of the area	Officer Report
08/08/23	23/00766/HOUSE Samantha Simmons	20 The Drive	Replacement swimming pool with hard landscaping; erection of pool house and associated works.	C1 – Conservation	Officer Report
10/08/23	23/01696/LBCALT Abbey Aslett	Nos 7, 9 and 11 High Street	Repair failing clay roof tiles to match existing covering and external redecoration of timber sliding sash windows and shiplap cladding. Replace concrete tiles to the rear three box gable end pitches with hand-made clay tiles to match main roof. Installation of insulation.	C1 – Impact on Listed Buildings and their Setting	Officer Report
10/08/23	23/01717/HOUSE Christopher Park	Montpelier House, 4 Hitchen Hatch Place	Alterations to fenestration at the rear.	C4 – Impact on character of the area	Officer Report
10/08/23	23/01877/HOUSE Stephanie Payne	113A Bradbourne Vale Road	Single storey extension. Replacement roof with raised ridge. Loft conversion with dormer to left	C4 – Character, Heritage and Identity	Officer Report

			flank elevation. Rooflights and sun pipes. Alterations to fenestration. New gate.		
10/08/23	23/01814/HOUSE Stephanie Payne	South Ways, 3 Crownfields	Replacement first floor extension to existing detached outbuilding. Installation of solar panels to the roof.	C4 – Character, Heritage and Identity	Officer Report
11/08/23	23/01607/HOUSE Abbey Aslett	Osborne House, 232 Seal Road	2no. garage conversions & construction of new detached garage to front.	C4 – Impact on the character of the area	Officer Report
14/08/23	23/01827/HOUSE Abbey Aslett	28 The Drive	Part hip to gable loft conversion including rear dormer and front, side and rear rooflights.	C1 – Conservation area impact – Impact on a Heritage asset	Officer Report
15/08/23	23/01585/FUL Louise Cane	Site Formerly Known as Sevenoaks Open Air School, Oakhill Road	Demolition of existing open air school building and garage and construction of 2no. new Business use units.	C1 – Character, Heritage and Identity	Officer Report
15/08/23	23/01585/FUL Louise Cane	Site Formerly Known as Sevenoaks Open Air School, Oakhill Road	Demolition of existing open air school building and garage and construction of 2no. new Business use units.	C1 – Spatial quality and character and appearance of Kippington and Oakhill Road Conservation Area	Decision Notice (Refusal)
15/08/23	23/01075/HOUSE Christopher Park	St Botolphs Lodge, The Vine	Replacement of an existing timber close board boundary fencing with brick and ragstone walling, brick piers and railings.	C1 – Conservation Area Appraisals OMITTED – not found applicable: L1 – Porous fences (recommended by Planning Committee)	Officer Report
15/08/23	23/01682/HOUSE Christopher Park	48 Golding Road	Demolition of existing front porch to replace with a full width single storey front porch. Single storey flat roofed rear extension. Alterations to fenestration. Steps.	C4 – Character Areas	Officer Report
16/08/23	23/01810/HOUSE Abbey Aslett	10 Broomfield Road	Loft conversion with rear projecting dormer.	C4 – Impact on the character of the area	Officer Report

18/08/23	23/01172/HOUSE Christopher Park	Silverley, Woodland Rise	Construction of rear single storey extension, infill ground floor extension, first floor side extension, loft conversion including dormer windows, with internal alterations. Alterations to roof and fenestration. Rooflights.	C1 – Heritage – impact on character of the area	Officer Report
18/08/23	23/01657/HOUSE	70 Betenson Avenue	Demolition of existing garage to replace with a single storey rear and two storey side extension. Alterations to roof. Rooflights.	C4 – Character Areas: Impact on character of the area	Officer Report
18/08/23	23/01880/MMA Ashley Bidwell	Site of Summerhill, Seal Hollow Road	Amendment to 20/01705/FUL.	C4 – Design and residential character areas	Officer Report
24/08/23	23/01767/HOUSE Samantha Simmons	Amberley House, Oak Avenue	Installation of a residential eco pod.	C4 – Impact on the character of the area L1 – Impact on the character of the area: Trees/landscaping L2 – Drainage L4 – Impact on the character of the area	Officer Report
24/08/23	23/01932/HOUSE Abbey Aslett	Meadow Lodge, Wellmeade Drive	Part two storey, part single storey front extension. Infill between rear dormers. Alterations to fenestration. Rooflights.	C4 – Character Area *note: Policy incorrectly attributed to the Sevenoaks Residential Character Area Assessment.	Officer Report
29/08/23	23/01700/FUL Samantha Simmons	Clarendon Lawn Tennis Club, Plymouth Drive	Installation of solar powered barrier.	C4 – Design and impact on the character of the area L1 – Biodiversity Net Gain (not needed)	Officer Report
05/09/23	23/01300/MMA Christopher Park	Site of 80 St Johns	Amendments to 03/02900/FUL – Changes to front porch and rear extension. Introduction of ground floor side windows to both plots.	C4 – Character areas	Officer Report

11/09/23	23/01269/HOUSE Louise Cane	The Cedars, 62 Oakhill Road	Demolish the single storey kitchen area and erect a single storey extension. Removal and reposition of car port structure to form a covered area to the rear of the garage. Erect a retaining wall and steps to form patio area. Rooflights.	C1 – Conservation – Conservation area impact	Officer Report
11/09/23	23/01392/HOUSE Louise Cane	56 The Drive	Conversion of the garage. Reconstruction of the conservatory with a solid roof, with the addition of new rooflights and windows to the second floor. Landscaping works to include a new garage to the front of the plot and alterations to the parking areas.	No particular. Omitted C1 – Heritage Assets, despite having a section for this and measuring it against SDC policy EN4, or C4 – Impact on character of the area.	Officer Report
11/09/23	23/02098/FUL Anna Horn	123B St Johns Hill	Raise the roof to 3.9m high and erect a single storey flat roofed extension to the rear with rooflights.	C4 – Design and residential character areas E5 – enhance function, accessibility and appearance of neighbourhood centres, including St Johns	Officer Report
14/09/23	23/02200/HOUSE Christopher Park	72 Brattle Wood	Demolition of existing rear wall and removal of chimney. Demolition of 1.5 storey structure with dormers. Two storey side and front extension with alterations to roofline. New covered porch with steps. Ground floor rear extension with rooflights. New garage. Extension to existing driveway. Extension to existing vehicular access. Landscaping. Rooflights. Alterations to fenestration and external materials.	C4 – Impact on the character of the area	Officer Report
15/09/23	23/01980/HOUSE Abbey Aslett	3 White Hart Close	Single storey rear extension, loft conversion with alterations to existing dormers. Alterations to	C1 – Setting of a listed building	Officer Report

			fenestration, replacement of existing boundary fence.	C4 – Impact on the character of the area L1 – Permeable fencing – considered “unreasonable” and not applied as a condition.	
15/09/23	23/01532/HOUSE Abbey Aslett	29 The Moor Road	First floor rear extension. Roof lights to rear elevation.	C4 – Impact on the character of the area	Officer Report
18/09/23	23/02140/HOUSE Abbey Aslett	12 Vine Court Road	Part single storey extension. Remove garage chimney. Remove glass canopy roof. New bay window to lounge. Two new dormers. Internal alterations. Alterations to fenestration. Rooflights.	C1 – Conservation Area impact	Officer Report
18/09/23	23/02187/HOUSE Abbey Aslett	3 Shenden Way	Single storey rear extension to garage. Garage conversion with new roof. New porch canopy roof. Detached outbuilding. Landscaping. Alterations to fenestration. Rooflights.	C4 – Impact on the character of the area	Officer Report
19/09/23	23/02131/HOUSE Hannah Donnellan	74 Mount Harry Road	Single storey rear and side extension. Two storey rear gable-end extension. Front and rear dormers. Internal alterations. Alterations to front garden to create new vehicular access. Alterations to fenestration. Rooflights.	C4 – Impact on the character of the area	Officer Report
20/09/23	23/02227/HOUSE Christopher Park	St Botolphs Lodge, The Vine	New glass link between the existing garage and house	C1 – Conservation Area Impact	Officer Report
25/09/23	23/02033/ADV Abbey Aslett	Lime Tree Work Shop, 11 Lime Tree Walk	External signage	C4 – Character area – and high quality design Omitted: C1 – Heritage asset and/or its setting	Officer Report
26/09/23	23/02115/ADV Abbey Aslett	Hotel Chocolat, 93 High Street	Installation of new fascia sign, vinyl window sign and new projecting sign – all non illuminated.	C4 – Character area – and high quality design	Officer Report
28/09/23	23/02289/HOUSE Christopher Park	5 Redlands Road	Demolition of existing conservatory and part garage; erection of part single, part two storey	C4 – Impact on the character of the area	Officer Report

			rear extension; erection of first floor side extensions with associated internal conversion works		
29/09/23	23/02291/HOUSE Abbey Aslett	36 Dartford Road	Demolition of existing ground floor rear extension and shed. Extend existing balcony at rear. Rooflights. Alterations to fenestration. New pedestrian access at rear. New front wall and gates. New Shed. Landscaping.	C4 – Impact on the character of the area OMITTED: L4 – Loss of trees	Officer Report
29/09/23	23/02300/HOUSE Abbey Aslett	1 Wickenden Road	Rear conservatory	C4 – Impact on the character of the area	Officer Report
03/10/23	23/02324/HOUSE Abbey Aslett	The Mulbury, Ash Platt Road	Loft conversion and dormer extension.	C4 – Impact on the character of the area	Officer Report
09/10/23	23/02298/HOUSE Abbey Aslett	Springfield, 4 Farnaby Drive	Two storey front extension, part single/part double storey rear and side extension, facade updates including alterations to fenestration, removal of chimney and associated landscaping.	C4 – Impact on the character of the area	Officer Report
11/10/23	23/02414/HOUSE Abbey Aslett	19 Vine Court Road	Two storey side extension, ground floor extensions and new first floor.	C1 – Heritage Assets Impact C4 – Impact on the Character of the Area	Officer Report
09/10/23	23/01024/FUL Christopher Park	79 Weald Road	Demolition of existing outbuilding. New proposed outbuilding to land at rear of house.	C4 – Character Areas L4 – Trees and Hedgerows – retaining existing	Officer Report
13/10/23	23/01024/FUL Christopher Park	79 Weald Road	Demolition of existing outbuilding. New proposed outbuilding to land at rear of house.	L4 – Unacceptable level of harm to the protected trees and wider woodland.	Decision Notice (REFUSAL)
03/10/23	23/02210/HOUSE Stephanie Payne	15 Beaconfields	New garage extension. Replace the porch flat roof with a pitched roof. New permeable driveway	C4 – Heritage, Character and Identity	Officer Report
10/10/23	23/02430/MMA Samantha Simmons	The Paddocks, Land North East of Heron Wood, Gracious Lane	Amendment to 22/02672/FUL.	C1 – Heritage L1 – Impacts on biodiversity	Officer Report

				L2 – Drainage D5 – Impact on the area of outstanding Natural Beauty	
12/10/23	23/02446/HOUSE Abbey Aslett	5 The Rise	Demolition of existing side extension, replacement single storey extension.	C4 – Impact on the character of the area	Officer Report
13/10/23	23/02488/HOUSE Christopher Park	15 Lambarde Drive	Demolition of existing conservatory. Single storey rear extension. Part garage conversion. Rooflights. Internal alterations. Alterations to fenestration	C4 – Impact on the character of the area	Officer Report
16/10/23	23/02534/HOUSE Stephanie Payne	Romany, 100 Oakhill Road	New garage extension. First floor extension. Loft extension. New gate. New dormers. Ground level changes. Alterations to fenestration. Alterations to roof. Solar panels. Rooflights	C1 – Character, Heritage and Identity	Officer Report
18/10/23	23/02000/HOUSE Abbey Aslett	The Dragon House, Bradbourne Road	Part two storey part single storey rear extension. Alterations to fenestration	C4 – Impact on the character of the area – Conservation Area Impact	Officer Report
19/10/23	23/02539/HOUSE Christopher Park	Homefield, 93 Oakhill Road	To demolish the rear canopy behind the garage, replace the garage roof with raised eaves and ridge level and erect a two storey side and rear extension with dormer windows and roof lights and a single storey rear extension with patio area at existing ground level and new steps to existing patio.	C1 – Heritage – impact on the character of the area	Officer Report
19/10/23	23/02575/HOUSE Summer Aucoin	Cedar Bank, Hopgarden Lane	Demolition of garage and construction of a two-storey front and side extension. Part infill extension. Front extension to incorporate new garage on lower ground level. Dormer to be added to new two storey front extension. Associated hard and soft landscaping. New roof lights.	No particular policy – Impact on the character of the area	Officer Report

27/10/23	23/02156/HOUSE Hannah Donnellan	Donyland Cottage, Wilderness Avenue	Demolition of existing games room and kitchen/breakfast room. Two storey west extension. Part single storey, part two storey east extension. Part garage conversion into habitable space. New dormers. Landscaping. Rooflights. Alterations to fenestration. Alterations to roof	C1 – Heritage – omitted from appraisal of impact on Listed Buildings, Locally Listed Buildings and their setting, and from appraisal of Conservation Area Impact Omitted C4 – Character of the area	Officer Report
31/10/23	23/02487/HOUSE Samuel Odell	55 St Johns Hill	Ground floor rear extension with rooflight to replace existing conservatory	C1 – Heritage – impact on Listed Buildings and their Setting C4 – Character – impact on the character of the area C1, C4	Officer Report Decision Notice (Refusal)
31/10/23	23/02510/FUL Anna Horn	3 & 5 Holmesdale Road	Relocation of listed front, cast iron railings/gates to form wider access drive and wider dropped kerb to accommodate two electric vehicles with charge points. Associated landscaping.	C1 – Heritage assets C4 – Design and residential character areas	Officer Report
01/11/23	23/02258/FUL Christopher Park	16 South Park	Raising the roof to facilitate the extension of the office by adding one new storey of floor space and provision of roof top plant. Proposed new additional mezzanine parking level, creating 7 new car parking spaces at lower ground level.	C1 – Heritage M9 – Modes of Transport Omitted C4 – Character of the area	Officer Report
02/11/23	23/02443/FUL Christopher Park	Second Floor, 116A High Street	Replacement of two existing windows.	C1 – Heritage – impact on the character and appearance of Conservation Area and locally listed buildings	Officer Report

03/11/23	23/02208/FUL Abbey Aslett	5 Mount Harry Road	Demolition of existing garage and bay window. Subdivision of land with fencing and construction of new dwelling with solar panels, associated access and landscaping.	C1 – Impact on Heritage Assets C4 – Design and Impact on Character of Area L4 – Visual amenity – provided by trees and hedgerows	Officer Report
10/11/23				C1, C4, L4	Decision Notice (refusal)
03/11/23	23/02547/HOUSE Samuel Odell	31 Lambarde Drive	Loft conversion. Alterations to roof. Rooflights.	C4 – Character – Impact on the character of the area	Officer Report
07/11/23	23/02672/FUL Abbey Aslett	Flats 1 & 2, 43 Bethel Road	Conversion of existing flats into a single dwelling. Roof alteration to create additional accommodation. New dormer, side staircase removed.	C1 – Heritage – Impact on Heritage Asset C4 – Character	Officer Report
09/11/23	23/02678/HOUSE Summer Aucoin	5 Pound Lane	Proposed infill rear extension. Alterations to existing steps. Internal alterations. Alterations to fenestration. Rooflights.	C1 – Heritage Assets C4 – Design quality – Impact on the character of the area	Officer Report
13/11/23	23/02560/FUL Abbey Aslett	1 Tubs Hill Parade, London Road	Alteration to external position of cooking extract fan and duct, including relocation of discharge point (from horizontal to vertical) and installation of pre-filters and carbon filter box.	C1 – Adjoining Conservation Area C4 – Design and impact on the character of the area	Officer Report
13/11/23	23/02553/FUL Christopher Park	Ground Floor Flat, 62 St Johns Road	Demolish garage. Basement kitchen/dining, ground floor rear and side extension, and two storey side extension to provide additional accommodation to existing flats including the conversion of ground floor flat into 1 two bedroom flat and 1 one bedroom flat.	C4 – Character Areas – Impact on the character and appearance of the Area	Officer Report

15/11/23	23/02756/HOUSE Christopher Park	6A Yeomans Meadows	Ground and first floor extensions. Change to fenestration. Solar panels, rooflights, new porch. Remodelling of roof.	C4 – Character Areas – Impact on the character of the area	Officer Report
16/11/23	23/02565/HOUSE Samuel Odell	Casanove, Clenches Farm Road	Proposed garage conversion, internal alterations and rear extension with a swim spa. ramp access, patio, rooflights and alteration to fenestration.	C4 – Impact on the character of the area	Officer Report
16/11/23	23/02701/HOUSE Samuel Odell	17 Bradbourne Vale Road	Single storey side extension with rooflight. New summerhouse. Porch cover. Retaining wall. Landscaping. Alterations to access. Alterations to fenestration.	C4 – Impact on the character of the area Omitted: L2 – requiring surface water management Also omitted C1 – Impact on Locally Listed Buildings and their Setting	Officer Report
16/11/23 17/11/23	23/01864/HOUSE Richard Morris	The Old Barracks, 95 Dartford Road	Proposed infill of existing balcony to create en-suite, alteration to fenestration	C1 – Impact on heritage Assets C4 – Design and impact on the character and appearance of the area C1 and C4	Officer Report Decision Notice (Refusal)
20/11/23	23/02481/HOUSE Samuel Odell	Oakend Cottage, 1 Oakfields	Single storey side extension.	C1 – Conservation Area Impact C4 – Impact on the character of the area	Officer Report
21/11/23	23/02741/ADV Abbey Aslett	110 High Street	Installation of new fascia panel with non-illuminated lettering and logo. Installation of new doubled projecting sign with non-illuminated lettering and logo on existing bracket	C1 – Visual amenity: Conserving or enhancing the character, appearance	Officer Report

				and setting of a heritage asset C4 – Visual amenity: High quality, responding to character of the area	
22/11/23 23/11/23	23/02833/ADV Abbey Aslett	2-3 Dorset Street	Shop front sign.	C1 – Visual amenity: Conserving or enhancing the character, appearance and setting of a heritage asset C1	Officer Report Decision Notice (Refusal)
23/11/23	23/02186/FUL Samantha Yates	3 Station Parade, London Road	Change of use from Class E (commercial) to 2 residential apartments (Class C - residential) to the rear of the property with associated bin stores and cycle stores. Minor revisions to the front elevation of the building. Change of use of the front section of the building from an Art Gallery to a cafe and hot food takeaway and access to proposed flats.	C1 – Principle of Development: Heritage policy C9 – Design and impact on the character of the area	

Observations and trends:

- **This list comprises LBCALT, FUL, HOUSE, MMA, however it is recognised that this is not the extent of all planning applications reviewed by the District Council. Notification of decisions on DETAIL applications in particular are not received by STC, and this report has been created via these emails. Clarification has been sought with SDC's Development Management team to ensure that all relevant data is being collected.**
- MMA applications are more likely than other classes of application to not consider the STNP in the Officer Report
- The STNP is not considered universally against every application.
- Noting a surprising instance regarding the above, the STNP wasn't considered in the Officer's report for 23/01438/HOUSE – Belmont, The Vine, which is a locally listed asset located within the Vine Conservation Area. It was measured against SDC policies for heritage asset protection and the Conservation Area Appraisal and found to comply with them, so in this case it would have complied with the STNP as well, but in other instances the Officer has considered all relevant policies which protect the asset.
- More surprising, is the Case Officer recommending a biodiversity enhancement condition to the permission of 23/01518/FUL but did not cite the STNP which requires a 10% gain. This is a new development larger than the footprint of the previous dwelling which is to be demolished, with loss of trees, and seems a wasted opportunity. Clarification as to why it was not considered relevant, nor any of the STNP policies e.g. L4 which requires lost trees to be replaced, has been sought.
- Similarly, various conditions are put on the planning permission for 23/01412/FUL, which is located in a biodiversity opportunity area, including an impact report on how losses will be mitigated and gains provided. No % was required and the Officer report did not acknowledge applicability of any STNP policies.
- Decision Notices for Refusal are more likely to cite the STNP to support the grounds for refusal
- Decision Notices for Approval are less likely to cite the STNP, even when the Officer has considered policies to be relevant in their decision making. It is not uncommon for 2 policies to be cited when supporting a condition – e.g. to protect the character or amenity, however no instances have occurred where an STNP policy was cited.
- Noting a particularly surprising instance regarding the above, when the Officer noted that a policy supports a condition that they recommend be imposed on the Decision Notice for 23/00585/FUL regarding flood risk. The Decision Notice cited 2 policies which supported the condition, but not the STNP policy.
- STC's comments rarely cite the STNP policies to support its recommendation, although it is just as unlikely to cite a SDC policy either
- Noting a disappointing instance regarding the above and in regards to planning application referenced 23/01282/HOUSE, when STC requested that the chain-link fence proposed be made permeable to local wildlife as per STNP Policy L1. Despite STC flagging up the policy specifically in its recommendation, it was not considered to be a relevant planning policy by the Planning Officer in her report, and no such condition was imposed in the Decision Notice. She cited the following as to why: *"Both the Tree and Conservation Officers were satisfied with the proposals and had no objections to the scheme. Policy L1 refers to Biodiversity Net Gain and new planting and landscapes which is not relevant to the scheme based on the*

proposal. Nonetheless, no existing planting is set for removal and the fencing allows for views of the vegetation and biodiversity to move through being visually and physically permeable.”

- Similarly, 23/01075/HOUSE was not found applicable for the proposed fence to be porous to wildlife (L1) as recommended by the Planning Committee. The Planning Officer gave the following justification: *“The proposal only replaces as existing modest length of fencing to a ragstone wall. The remaining fencing will be retained and no new fencing is proposed and therefore the Sevenoaks Town Council comments do not apply”*
- 23/02795/HOUSE proposed a wall to be erected within the 15m buffer zone of ancient woodland. A condition was requested by KCC Ecology and agreed by the Case Officer relating to provision of additional enhancements for the site to ensure opportunities to enhance biodiversity. No mention of the STNP was made in the Officer Report, despite a condition being imposed requiring an ecological enhancement plan.

Appeals decided by a Planning Inspector – with reference to the STNP

Date	SDC Planning and Appeal Portal References, Appeal Reference, Number Inspector name	Address & Ward	Proposal description	Policies & Issues measured against (non-bold, if something in particular in that section is raised)	Document
17/02/23	22/00096/RFPLN Re 21/04236/OUT APP/G2245/W/22/3308246 H Porter	Land South of Little Brittains, Brittains Lane Kippington	Outline application for development of up to 70 new homes (Class C3), including 50% (35no.) affordable homes and 10% self-build, and the formation of a new T-junction vehicular access onto Brittains Lane with associated landscaping, parking, open space, play areas, and all other associated development works. Means of access is the only detailed matter with some matters reserved.	Its material status as a “post-examination draft neighbourhood development plan” Policy C1 – heritage asset and its setting Policy C9 – landscape setting, character, visibility to and from open countryside Both in the value put on the setting of Conservation Areas and the town Policy L1 – 10% biodiversity net gain requirement	SDC Closing submission to the Public Inquiry

07/07/23	22/00096/RFPLN 21/04236/OUT APP/G2245/W/22/3308246 H Porter	Land South of Little Brittains, Brittains Lane Kippington	Outline application for development of up to 70 new homes (Class C3), including 50% (35no.) affordable homes and 10% self-build, and the formation of a new T-junction vehicular access onto Brittains Lane with associated landscaping, parking, open space, play areas, and all other associated development works. Means of access is the only detailed matter with some matters reserved.	Material weight in Planning Inspector's decision-making	Inspector Report on Decision to DISMISS the Appeal
24/07/23	22/00058/RFPLN (SDC Appeal Portal reference) Re 20/03293/FUL APP/G2245/W/22/3301377 Andrew Lumber	Pinehurst House Nursing Home, Pinehurst	Demolition of the existing building and erection of two three storey blocks, two four storey blocks and, one five storey block totalling 56 residential units with associated landscaping, cycle storage, car parking, waste and recycling stores, and external lighting.	C4 – Compliancy with Residential Character Area Assessment L1 – 10% biodiversity net gain requirement – Biodiversity Net Gain Assessment required and provided by appellant. Resulting in biodiversity enhancements identified and additional off-set to be agreed through Section 106 due to shortfall.	Appellant's Planning Appeal Note
18/09/23	22/00058/RFPLN (SDC Appeal Portal reference) Re 20/03293/FUL	Pinehurst House Nursing Home, Pinehurst	Demolition of the existing building and erection of two three storey blocks, two four storey blocks and, one five storey block totalling 56 residential units with associated	L1 – 10% Biodiversity Net Gain – Conditions agreed between	Inspector Decision

	APP/G2245/W/22/3301377 Andrew Lumber		landscaping, cycle storage, car parking, waste and recycling stores, and external lighting.	appellant, SDC and KCC to secure this. C4 – Character and Appearance – finding it to be in accordance, and the planning weight of housing supply to outweigh the contrast between the proposed and neighbouring developments.	
03/08/23	23/00015/RFPLN (SDC Appeal Portal reference) Re 22/00683/FUL APP/G2245/W/23/3316398 Graham Chamberlain	Berkeley House, 7 Oakhill Road	Demolition of existing building and ancillary structures and the erection of a residential apartment building (69) units together with associated parking, basement, refuse and recycling facilities, hard and soft landscaping, and associated earthworks.	Material weight in Planning Inspector's decision-making C4 – High Quality Development L4 – Retaining high quality trees SDC Policy EMP1 – reinforced by STNP – Employment land Lack of housing allocations – Housing provision	Inspector's Report on Decision to ALLOW the Appeal Note: Although Allowed, the Inspector found the proposals to be against both C4 and L4 of the STNP. It was allowed on the basis of lack of housing

					provision by SDC.
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*** Planning applications decided by Sevenoaks District Council – with no reference to the STNP**

Planning Portal Reference Number & Case Officer	Address & Ward	Proposal description	Potential policies & issues which could have been relevant (deduced either from site constraints or other policies cited by the Officer)	SDC Decision
23/00744/ADV Louise Cane	113-117 High Street	Replacement of 16no existing internally hung, externally lit, A3 size property cards with: 10No new internally hung, externally lit, A1 size property cards and; 1No new plasma display screen. Retain existing Fascia, manifestation to front doors and projecting signs.	C1 – Heritage assets/Conservation Area	23 rd May 2023: SDC Granted, 5 conditions.
23/00938/HOUSE Stephanie Payne	5 Yeomans Meadows	Proposed first floor side extension. Front two storey extension. Internal alterations. Alterations to fenestration. Alterations to roof.	C4 – Character areas	24 th May 2023: SDC Granted, 3 conditions.
23/00966/HOUSE Stephanie Payne	9 Vine Avenue	Demolition of front and side porches and single storey rear extension, Construction of new front porch, two storey rear extension and second storey side extension with alterations to the fenestration.	C1 – Heritage assets C4 – Character areas	26 th May 2023: SDC Granted, 4 conditions.
23/00604/HOUSE Samantha Simmons	10 Crawshay Close	Demolition of garage, two storey side and front extension, rooflight, and single storey outbuilding.	C4 – Character areas L2 – Minimising flood risk (high risk surface water flooding)	2 nd June 2023: SDC Granted, 6 conditions.
22/02872/FUL Anna Horn	Trinity School, Seal Hollow Road	Installation of a Tarnhow Free Standing Mono Pitch canopy	C1 – Heritage assets – Green Belt C4 – Character areas	9 th June 2023: SDC Granted, 2 conditions.

23/00759/MMA Louise Cane	Former Builders Yard, Sevenoaks Business Centre, 14 Cramptons Road	Amendment to 19/03211/FUL - Demolition of existing vacant building merchants (Sui Generis) and the erection of two new commercial units falling within Use Classes B1, B2 and/or B8 with associated car parking, servicing, access and landscaping.	C4 – Character areas	9 th June 2023: SDC Granted, 13 conditions.
23/01104/HOUSE Stephanie Payne	23 Marlborough Crescent	Proposed garage conversion into utility room. Alterations to fenestration.	C4 – Character areas	12 th June 2023: SDC Granted, 3 conditions.
23/00970/FUL Anna Horn	43 Shoreham Lane	Demolition of existing side extension. Subdivision of land and erection of one 2 bed with study semidetached dwellinghouse. New driveway.	C4 – Character areas C1 – Heritage assets; locally listed wall	12 th June 2023: SDC Granted, 7 conditions.
23/00260/FUL Stephanie Payne	Gardens rear of 83-91 Bradbourne Park Road	Erection of a dwelling with associated parking and garden area.	C1 – Heritage assets and conservation areas L1 – Biodiversity gain in new developments	SDC Granted, 10 conditions.
23/01240/MMA Samantha Simmons	Magpie Shaw, 47 Weald Road	Amendment to 21/02790/HOUSE – extensions to rear of the house, ground floor windows.	C4 – Character areas	23 rd June 2023: SDC Granted, 2 conditions.
23/01181/MMA Christopher Park	Kipp Cottage, 61 Kippington Road	Amendment to 20/00904/FUL – proposed new dwelling and associated landscape works including extension to existing drive.	C1 – Conservation area C4 – Character areas	27 th June 2023: SDC Granted, 6 conditions.
23/00898/FUL Anna Horn	43 Bethel Road	Roof alterations including dormer window to form additional accommodation. Alterations to fenestration. Outbuilding to be removed. Removal of outdoor stairs.	C1 – Conservation area C4 – Impact on character area	3 rd July 2023: SDC Granted, 8 conditions.
23/01359/FUL Louise Cane	5 St Botolphs Road	Existing window to be changed to a door.	C4 – Character areas	10 th July 2023: SDC Granted, 3 conditions.

23/01015/HOUSE Stephanie Payne	Balmedie, Wilderness Avenue	External alterations to cladding, dormers, balconies, chimney, windows and doors. Removal of rear extension to be replaced by a new extension with smaller footprint. New rear dormer. Solar panels. Alterations to fenestration. Rooflights. Fencing.	C1 – Heritage assets – conservation area C4 – character area	17 th July 2023: SDC Granted, 6 conditions.
23/01438/HOUSE Louise Cane	Belmont, The Vine	Alterations to fenestration and roof over existing side gym and study block	C1 – Heritage asset protection/vine conservation area C4 – character area	26 th July 2023: SDC Granted, 3 conditions.
23/01548/HOUSE Samuell Odell	59 St Johns Road	Conversion of garage into utility room and shower room. Alterations to fenestration.		28 th July 2023: SDC Granted, 3 conditions.
23/01569/FUL Ashley Bidwell	West Heath School, Ashgrove Road	Erection of timber and wire fencing and installing security signage to North-West of the site.	C1 – Character and protection of Conservation Areas and heritage assets (including AONB) C9 – Openness of the AONB Green Belt	10 th August 2023: SDC Granted, 2 conditions.
23/01714/HOUSE Samuel Odell	9 Grassy Lane	Rear single storey extension.	C4 – Character Area	11 th August 2023: SDC Granted, 3 conditions.
23/00875/CONVAR – Louise Cane	The Hardware Centre	Variation of condition 21/03585/LBCALT (Redevelopment of the site with the conversion of the existing rear store building to a dwelling and retention of the existing commercial floor space at 36 to 38 London Road. Associated works and alterations) as the plans and materials have been modified.	C1 – Conservation Areas and heritage assets (High Street Conservation Area)	11 th August 2023: SDC Granted, 4 conditions.

23/01629/LBCALT Louise Cane	Claridge House, 4 High Street	Structural repair and associated re-decoration or north-end extension.	C1 – Heritage Assets	15 th August 2023: SDC Granted, 3 conditions.
23/01595/LBCALT Louise Cane	29 High Street	Replacement of existing windows.	C1 – Heritage Assets	17 th August 2023: SDC Granted, 3 conditions.
23/01785/HOUSE Samuell Odell	27 Swaffield Road	New canopy roof to front elevation, replace existing garage door with a window and alterations to fenestration.	C4 – New development in residential areas & Residential Character Area Assessment	18 th August 2023: SDC Granted, 3 conditions.
23/01824/CONVAR Samantha Simmons	Little Hollow, Seal Hollow Road	Variation of condition 9 of 22/01174/FUL for Demolition of existing dwelling, garage, car port and pavilion and construction of new detached replacement dwelling. Creation of new driveway cross over, gates and front boundary wall. Associated landscaping with amendment to use slate roof tiles rather than plain clay tiles.	C1 – Conservation Areas and impact on character/appearance C4 – Character area	23 rd August 2023: SDC Granted, 10 conditions.
23/01518/FUL Samantha Simmons	Sunny Hatch, 91 Hitchen Hatch Lane	Demolition of existing building and erection of an apartment block containing 8 flats (7x2 bedroom and 1x 3 bedroom flats) with basement car park and associated cycle parking, refuse storage facilities and amenity areas.	L1 – 10% Biodiversity gain in new developments Note: SDC conditioned a schedule of biodiversity enhancements as per SP11 of Core Strategy, but not the STNP. L2 - SuDs – also conditioned in the permission, but not citing STNP. C4 – Character area L4 – Replacement of lost trees.	12 th September 2-23: SDC Granted 12 conditions.
23/01412/FUL Louise Cane	West Heath School, Ashgrove Road	Widening and re-surfacing of the existing and temporary access roads within the site with the relocation of entry/exit	L1 – 10% Biodiversity gain in new developments	12 th September 2023: SDC Granted, 10 conditions.

		barriers, associated intercoms and ANPR controls with associated landscaping and improvements, installation of timber bollards and low-level lighting to the perimeter of the driveway, 18 no. new parking spaces to be provided, including 5no. EV charging points.	Note: SDC conditioned a various protections/enhancements to biodiversity, as this is located in a biodiversity opportunity area. A biodiversity impact report was also conditioned, including details of how development will offset loss/enhance biodiversity, but didn't cite L1 or require a % gain.	
23/01611/HOUSE Stephanie Payne	18 Dartford Road	Demolition of the existing garage and construction of a single storey rear extension and attached replacement garage, internal alterations and reinstatement of the original chimney stacks.	C1 – Conservation Areas and heritage assets	15 th September 2023: SDC Granted, 3 conditions.
23/01987/HOUSE Samantha Simmons	Great Oaks, Ash Platt Road	Detached gym; repositioning on site.	C4 – Character area	19 th September: SDC Granted, 3 conditions.
23/02090/HOUSE Samuell Odell	51 Hillingdon Avenue	Single storey rear extension. Part single storey front extension. New canopy. Removal of chimney. Internal alterations. Alterations to fenestration. Rooflights.	C4 – Character area	22 nd September 2023: SDC Granted, 3 conditions.
23/02222/HOUSE Samuell Odell	12 Hurst Way	Part single storey part two storey rear and side extensions.	C4 – Character Area	26 th September 2023: SDC Granted, 3 conditions.
23/02025/MMA Stephanie Payne	Hardres Lodge, 56 Oakhill Road	Amendment to 21/02025/MMA – amendment to the position of the garage on plot 2 to change from detached to adjoining.	L1 – Biodiversity (based on Officer citing Core Strategy SP11) C1 – Heritage Asset	29 th September 2023: SDC Granted, 9 conditions.

23/01289/CONVAR Sean Mitchell	Little Wood, Woodland Rise	Variation of condition 2, 5, 6 and 7 of 21/01681/FUL for Demolition of existing dwellinghouse and garage and replacement with new dwellinghouse, garage and associated landscaping with amendment to approved drawings, electrical vehicle charging point, ecological enhancement and tree protection measures	L1 – Biodiversity C1 – Heritage Assets and conservation areas	3 rd October 2023: SDC Granted, 9 conditions.
23/02347/HOUSE Samuel Odell	9 Shenden Way	Demolition of existing conservatory and erection of new replacement extension and alterations. Installation of new roof lights. Enlargement of parking area.	C1 – Heritage Assets and Conservation Areas C4 – Character Area	12 th October 2023: SDC Granted, 3 conditions.
23/02272/HOUSE Samuel Odell	Holly Cottage, Blackhall Lane	Single storey side extension.	C1 – Heritage Assets	13 th October 2023: SDC Granted, 4 conditions.
23/02679/LBCALT Summer Aucoin	5 Pound Lane	Proposed infill rear extension. Alterations to existing steps. Internal alterations. Alterations to fenestration. Rooflights.	C1 – Heritage Assets	9 th November 2023: SDC Granted, 3 conditions.
23/02795/HOUSE Stephanie Payne	21 Oak Warren	Single storey rear extension with rooflight. New rooflights added to existing roof. Alteration to fenestration. Erection of a retaining wall to the rear of the garden.	C4 – Impact on the character of the area L1 – Biodiversity Net Gain – condition requested by KCC Ecology and provided, STNP Policy L1 OMITTED	15 th November 2023: SDC Granted, 4 conditions.
23/02174/HOUSE Samuel Odell	22 Oakdene Road	Erection of a garden office.	C4 – Impact on the character of the area	
KCC/SE/0058/2023 James Bickle	Greatness Quarry, Bat and Ball Road	Section 73 application to vary conditions 1 (to allow an additional 8 months to complete the approved restoration of the landfill (i.e., by 31 December 2023)) and 8(h) (to update the	L2 – Surface water	31 st August 2023: KCC Granted, 24 conditions.

		timing of works required by the approved Ecological Mitigation Scheme Prescriptions to reflect the amended operational period) of planning permission SE/22/2322		
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Appeals decided by a Planning Inspector – with no reference to the STNP

SDC Planning and Appeal Portal References, Appeal Reference, Number Inspector name	Address	Proposal description	Potential policies & issues which could have been relevant (deduced either from site constraints or other policies cited by the Inspector)	Inspector Decision
22/01278/FUL 22/00081/COND APP/G2245/W/22/3305610 B Phillips	Halfway House, London Road	Erection of a covered outdoor seating area.	Sustainable economic development	Appeal Dismissed: 7th June 2023
22/01851/CONVAR 22/00105/RFPLN APP/G2245/W/22/3310046 B Phillips	Little Oak End, High Street	Removal of condition 4 of 22/00419/FUL for proposed change of use of outbuilding to holiday accommodation to allow for longer term letting.		Appeal Dismissed: 8th June 2023
21/03402/FUL 22/00072/RFPLN APP/G2245/W/22/3304067 Robin Buchanan	Land east of 168 St Johns Hill	Erection of part 3/part 4 storey building containing 8 flats as affordable housing (5 x 1 Bedroom and 3 x 2 Bedroom Flats) with associated cycle/refuse storage.	Air Quality Locally listed building Under-utilised sites	Appeal Dismissed: 19th June 2023
21/02502/PAC 22/00025/RFPAPD APP/G2245/W/22/3294524 E Dade	160 London Road	Prior approval for a change of use from Offices (Class B1 (a)) to Dwellinghouses (Class C3). This application is made under Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015.	Heritage Asset and Conservation Area	Appeal Allowed: 3rd July 2023

<p>22/01849/FUL 23/00017/RFPLN</p> <p>APP/G2245/W/23/3316684 H Miles</p>	<p>150 High Street</p>	<p>Refurbishment of existing building, conversion of first and second floor to residential, demolition of rear extension with replacement new build residential extension with ancillary refuse and cycle store, additional storey for residential use</p>	<p>Conservation Area Character and appearance Heritage Assets</p>	<p>Appeal Dismissed: 18th September 2023</p>
<p>22/00613/FUL 22/00101/RFPLN</p> <p>APP/G2245/W/3309358 J Pearce</p>	<p>73 Bradbourne Vale Road</p>	<p>Proposed replacement detached dwelling with associated garage, parking and landscaping. New outbuilding.</p>	<p>Character and appearance (found to be in accordance with surroundings)</p>	<p>Appeal Allowed: 26th September 2023</p>
<p>22/01946/FUL 22/0001/RFPLN</p> <p>APP/G2245/W/23/3314396 J Pearce</p>	<p>114 High Street</p>	<p>Conversion of former office space to become a domestic apartment at first floor level.</p>	<p>Conservation Area</p>	<p>Appeal Dismissed: 2nd October 2023</p>
<p>22/03096/HOUSE 23/00024/RFPLN</p> <p>APP/G2245/W/23/3317642 J Bowyer</p> <p>AND 22/03097/LBCALT 23/00025/RFLBC</p> <p>APP/G2245/Y/23/3317646 J Bowyer</p>	<p>The Old Vicarage, High Street</p>	<p>Rear extension with internal and external alterations.</p>	<p>Conservation Area Character and appearance Heritage Assets</p>	<p>Appeals Dismissed 23rd October 2023</p>

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24/11/23 And 28/11/23	23/02885/HOUSE Abbey Aslett	82 Brattle Wood	Introduction of PV solar panels on roof of existing flat roof garage	C4 – Impact on the character of the area C4 – Condition to remove solar panels on cessation of use	Officer Report Decision Notice (Approval)
24/11/23	23/03025/HOUSE Summer Aucoin	The Ridgeway, 6 Ashley Close	Single storey extension (west). Part demolition of lean to (east). New pitched roof for garage. Loft conversion with rear dormer and front facing rooflights, alterations to fenestration. New wall and railings to front boundary incorporating exiting piers and gate. New patio area.	C4 – High Quality Design: Impact on the character of the area	Officer Report
27/11/23	23/02879/CONVAR Abbey Aslett	Oakbourne, 5 Oakhill Road	Variation of condition 4 (permitted development – garage) of OO/02096/FUL for Erection of new detached double garage and conversion of existing garage into living accommodation as amended by plans received with letter dated 10.11.00 to be used fully as living accommodation. Variation of condition 4 (PD rights) of Condition Number(s): Condition 4 Conditions(s) Removal: See Covering letter The use of the garage shall be for storage and residential accommodation, and the building shall not be sold off or separated from the title of 5 Oakhill Road.	C4	Officer Report
27/11/23	23/02775/HOUSE Stephanie Payne	1 Pinewood Avenue	Erection of large detached garage to replace existing dilapidated structures, and erection of new fence to garden boundary.	C4 – Character, Heritage, Identity: Impact on the character of the area	Officer Report

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And 01/12/23				C4 – Reason of affect on street scene L4 – Reason of diminishing of green character of the area and prominence of feature on the street scene	Decision Notice (Refusal)
27/11/23	23/02947/HOUSE Stephanie Payne	7 Downsview Road	Two rear dormer balconies.	C4 – Character, Heritage and Identity: Impact on the character of the area	Officer Report
_____				C4 – Condition on materials	Decision Notice (Approval)
And 13/12/23					
23/11/23	23/03045/HOUSE Summer Aucoin	13 Lambarde Drive	Demolition of existing conservatory. Replaced with single storey extension.	C4 – High Quality Design: Impact on the character of the area	Officer Report
29/11/23	23/02371/MMA Samantha Yates	Oak Croft, West Heath Lane	Amendment to 22/OO221/FUL	C4 L1 – Biodiversity L4	Officer Report
29/11/23	23/02821/FUL Anna Horn	West Heath School, Ashgrove Road	Removal of corrugated asbestos roof on OT/Dance studio area of school. Install new slated roof to match others.	C1 – Heritage Assets: Impact on the Listed Building	
_____					Decision Notice (Approval)
And 06/12/23					

				C1 – Condition on materials of external surfaces	
30/11/23 And 01/12/23	23/02913/HOUSE Abbey Aslett	6 Merlewood	Demolish garage, and erect two storey front and side extension, new bay window to front elevation, replacement roof raising ridge with gable to rear and rooflights, single storey rear extension, change elevational treatments and replacement fenestration	C4 – Impact on the character of the area C4 – Two conditions on materials	Officer Report Decision Notice (Approval)
30/11/23 And 07/12/23	23/02032/FUL Ashley Bidwell	Knole Park Golf Club, Seal Hollow Road	Proposed new reservoir with pump house and associated pump equipment, fence and associated landscaping.	C1 – Heritage: Heritage and archaeology L1 – Biodiversity: Biodiversity Net Gain, Ecology and Biodiversity, and principle of development and impact on the Green Belt L2 – Flood risk: Principle of development and impact on the Green Belt, Sustainable drainage systems L4 – Trees and hedgerows: Visual impact L1 – 4 Conditions on Biodiversity Net Gain Plans and monitoring reports to secure 10% net gain	Officer Report Decision Notice (Approval)

				C1 – Condition requiring method statement to protect heritage asset	
04/12/23 _____ And 05/12/23	23/02950/HOUSE Christopher Park	29 Hillingdon Rise	Erect raised decking with steps and privacy screen to rear garden.	C4 – Character Areas: Impact on the character of the area _____ C4 – Condition on materials of external surfaces	Officer Report _____ Decision Notice (Approval)
06/12/23	23/02805/HOUSE Summer Aucoin	12 Greatness Road	Demolition of Existing conservatory. Ground floor side and rear extension. Rooflights.	C4 – High Quality: Impact on the character of the area	Officer Report
07/12/23 _____ And 08/12/23	23/02670/HOUSE Abbey Aslett	3 Pineneedle Lane	First floor extension over existing Lounge. Garage conversion to study/bedroom and gym area with single storey link building to existing house	C4 – Impact on the character of the area _____ C4 – Condition on materials of external surfaces and condition on preventing tree damage	Officer Report _____ Decision Notice (Approval)
07/12/23	23/02299/FUL Anna Horn Richard Morris	Tor Na Coille, 1 Ashley Road	Demolition of existing house and erection of 6 semi detached houses with car parking and access drives to existing road. Associated landscaping.	C4 – Design and residential character areas: Impact on the character of the area L1 – Biodiversity net gain: Ecology	Officer Report to Development Management Committee

And 08/12/23				<p>L4 – Trees and hedgerows: Impact on the character of the area</p> <p>L1 – Condition requiring ecological enhancement details, condition requiring precautionary measures to protect hedgehogs, and condition requiring Biodiversity Plans to be submitted, demonstrating 10% Net Gain.</p>	Decision Notice (Approval)
11/12/23 And 14/12/23	23/02782/HOUSE Stephanie Payne	13 Wickenden Road	Demolition of existing garage and erection of one storey extension with rooflights and new fenestrations. New suspended baywindow at front; Ground floor infill at rear. New ramped access at front. New A/C unit at rear.	<p>C4 – Character, Heritage and Identity</p> <p>C1 – Impact on the character of the area</p> <p>C4 – Condition on materials of external surfaces</p>	Officer Report Decision Notice (Approval)
11/12/23	23/03130/MMA Stephanie Payne	39 Bosville Drive	Amendment to 23/00509/HOUSE	C4: Character, Heritage and Identity	Officer Report
11/12/23	23/03047/HOUSE Summer Aucoin	35 Wickenden Road	Garage conversion to living space with alterations to floor level. Alterations to first floor level including new hip roof to match existing roof height with gable to rear. Single storey rear infill extension. Driveway	<p>C4 – High Quality: Impact on the character of the area</p> <p>L2 – Managing Surface Water</p>	Officer Report

And 19/12/23			extension with glass balustrade and ramp. Alteration to fenestration.	C4 – Condition on materials L2 – Condition on details of permeable driveway to prevent surface water run off	Decision Notice (Approval)
13/12/23	23/01447/FUL Christopher Park	153 High Street	Installation of condensing unit to existing class E shop.	C1 – Heritage Asset: Impact on the Conservation Area	Officer Report
14/12/23	23/02771/LBCALT Christopher Park	10 Six Bells Lane	Replacement of front door. Internal alterations.	C1 – Heritage Assets: Impact on Listed Buildings and their Setting	Officer Report
And 18/12/23				C1 – Two conditions on materials	Decision Notice (Approval)
14/12/23	23/02770/FUL Christopher Park	10 Six Bells Lane	Replacement of front door. Internal alterations.	C1 – Heritage Assets: Impact on Listed Buildings and their Setting, and Conservation Area Impact	Officer Report
And 18/12/23				C1 – Condition on materials	Decision Notice (Approval)
15/12/23	23/02802/HOUSE Summer Aucoin	Melrose House, 101 Oakhill Road	Single-storey rear extension in a traditional Orangery style with brick plinth supporting painted timber window framing and French doors with generous glazing and a flat roof with cornice detail and a lantern feature.	C4 – High Quality Design C1 – Heritage: Conservation Area Impact	Officer Report

And 15/12/23				C1 – Condition on materials	Decision Notice (Approval)
15/12/23	23/02975/HOUSE Abbey Aslett	2 St Georges Road	Addition of metal railings above existing boundary wall, widening of existing access, installation of sliding vehicular gate and pedestrian gate increase in height of gate piers.	C4 – Impact on the character of the area	Officer Report
And 19/12/23				C4 – Condition on materials	Decision Notice (Approval)
18/12/23	23/03211/HOUSE Summer Aucoin	30 Kippington Road	Single storey rear extension with hipped roof and roof lantern.	C4 – High Quality Development: Impact on the character of the area	Officer Report
18/12/23	23/02951/HOUSE Summer Aucoin	39 Grove Road	Demolish existing timber and glass lean-to at the rear, and construct a side return infill extension. New window to be added to rear.	C4 – High Quality Design: Impact on the character of the area	Officer Report
And 02/01/24				C4 – Condition on materials	Decision Notice (Approval)
19/12/23	23/03188/HOUSE Christopher Park	Lantau, Seal Hollow Road	Part single, part double storey front, side and rear extension, a first floor extension, a loft conversion, and a new porch alongside internal alterations and facade updates, new swimming pool and pool house with associated landscape. New rooflights and two new Juliet balconies.	C1 – Heritage Assets: Conservation Area Impact C4 – Character Areas: Impact on the character of the area	Officer Report
And 21/12/23				C4 – Condition on materials	Decision Notice (Approval)
19/12/23	23/02344/FUL Anna Horn Richard Morris	Chance Cottage, 104 Oakhill Road	Erection of 2 dwellings with detached garages, extension to existing dwelling and associated works.	C4 – Impact on the Character of the Area L4 – Impact on the Character of the Area L1 – Ecology	Officer Report

And 05/01/24				C4 – Condition on materials C4 – Condition on landscaping L4 – Condition on tree protection measures, L1 – condition requiring Biodiversity Plans to be submitted, demonstrating 10% Net Gain.	Decision Notice (Approval)
20/12/23 And 20/12/23	23/03072/LBCALT Stephanie Payne	Lynch House, 21 Clarendon Road	Replacement of 2 attic windows. Removal of external timber pelmet. Remove hung tiles from south east elevation and replace.	C1 – Character, Heritage and Identity C4 – 2 conditions on materials	Officer Report Decision Notice (Approval)
22/12/23 And 09/01/24	23/02970/HOUSE Stephanie Payne	20 The Drive	Demolition of part of basement and part of ground floor at rear of property and replacement with new basement and ground floor extension to the property. New rooflight and lantern to new extension. Alterations to fenestration. New solar panels (rear). Landscaping. Ground floor balcony (rear). New terrace outside basement (rear).	C1 – Character, Heritage and Identity: Impact on Heritage Assets C1 – Condition on materials of external surfaces C1 – Condition to remove solar panels on cessation of use	Officer Report Decision Notice (Approval)
28/12/23	23/03221/HOUSE Summer Aucoin	19 The Drive	Demolition of existing conservatory to replace with a single storey rear extension with flat roof and rooflights. Internal alterations. New patio and steps with associated works.	C4 – High Quality Design: Impact on the character of the area	Officer Report

And 29/12/23				C4 – 2 conditions on materials	Decision Notice (Approval)
29/12/23	23/03168/HOUSE Samuell Odell	Donnington House, 116 Oakhill Road	Demolition of existing garage to replace with a single storey side extension with solar panels	C1 – Conservation Area Impact C4 – Impact on the character of the area	Officer Report
And 03/01/24				C4 – Condition on materials of external surfaces C1 – Condition on design of door	Decision Notice (Approval)
08/01/24	23/03278/HOUSE Samuell Odell	32 Otford Road	Proposed ground floor rear extension with roof lantern. Alteration to fenestration. Demolition of chimney stack.	C4 – Impact on the character of the area	Officer Report
And 09/01/24				C4 – Condition on materials	Decision Notice (Approval)
11/01/24	23/02972/HOUSE Summer Aucoin	Homefield Cottage, Oak Lane	Loft conversion above the existing garage with rooflights. New steps. Additional dormer and internal alterations to existing main dwelling.	C4 – High Quality Development: Impact on the character of the area T4 – Trees: Tree protection	Officer Report
And 11/01/24				C4 – Condition on materials L4 – Condition to protect tree root systems	Decision Notice (Approval)

11/01/24 <hr/> And 12/01/24	23/03350/HOUSE Abbey Aslett	8 Middlings Rise	Two storey side extension with dormer. Alterations to fenestration.	C4 – Design: Impact on the character of the area C4 – Condition on materials of external surface	Officer Report <hr/> Decision Notice (Approval)
11/01/24 <hr/> And 12/01/24	23/03090/HOUSE Stephanie Payne	Hardres Lodge, 56 Oakhill Road	Rear extension to garage with associated works. First floor conversion to garage. Loft conversion to main dwelling. Re roofing of house and garage. Dormers. Half timbering to rear elevation. Rooflights.	C1 – Character, Heritage and Identity: Conservation Area Impact L4 – Conservation Area Impact C1 – Condition on materials L4 – 2 conditions to protect trees	Officer Report <hr/> Decision Notice (Approval)
12/01/24 <hr/> And 12/01/24	23/03159/HOUSE Samuel Odell	24 Betenson Avenue	Demolition of conservatory and construction of two storey side extension and single storey rear extension with roof lantern. New rooflight on New front porch.	C4 – Impact in the character of the area C4 – Condition on materials of external surface	Officer Report <hr/> Decision Notice (Approval)
15/01/24	23/03369/LBCALT Samuel Odell	4 Quaker Close	Removal of small section of non-loadbearing wall.	C1 – Character, Heritage and Identity: Impact on Listed Buildings and their Setting	Officer Report
09/01/24	23/03381/HOUSE Stephanie Payne	6 Bosville Drive	Vehicular access.	C4 – Character, Heritage and Identity: Impact on the character of the area	Officer Report

And 15/01/24				C4 – Condition on materials	Decision Notice (Approval)
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Trends and observations:

- Tor Na Coille was an especially successful application of L1, which has previously been felt to be underutilised by the Planning Committee. The plans as submitted did not secure 10% Biodiversity Net Gain, so provision of plans which do has been conditioned on the Grant of permission.
- Also noticed is first use of L2 in a condition for approval, requiring details of a permeable hardstanding for the driveway in order to prevent surface water run off onto the public highway.
- Decision notices for approval have begun to start citing the STNP since it was questioned by the Planning Committee Clerk why SDC policies are cited, but STNP ones are not. (Aaron Hill clarified that it is not necessary to cite policies, but considered good practice by SDC Case Officers. He passed on the request for the STNP to be cited when applicable, to as to reinforce the positive nature in which the STNP can be used – i.e. ensuring high quality developments, not just for refusing applications.)

*** Planning applications decided by Sevenoaks District Council – with no reference to the STNP**

Planning Portal Reference Number & Case Officer	Address & Ward	Proposal description	Potential policies & issues which could have been relevant (deduced either from site constraints or other policies cited by the Officer)	SDC Decision
23/02931/FUL Stephanie Payne	ECA Court, 24-26 South Park – Town	2 x air conditioning units with associated screening.	C4 – Character of the area	4 th December 2023: SDC Granted, 5 conditions.
23/03101/CONVAR Stephanie Payne	Land Rear of 12 Burntwood Road	Variation of condition 10 (materials) of 22/00553/FUL for construction of a 1 1/2 storey detached dwelling and new vehicular/pedestrian access onto Burntwood Road.	C4 – Character of the area: Materials	15 th December 2023: SDC Granted, 10 conditions.

23/03126/FUL Stephanie Payne	Private Car Park, ECA Court, 24-26 South Park	Car park canopy with solar panels	C4 – Character of the area: Impact on street scene	18 th December 2023: SDC Granted, 3 conditions.
23/02795/HOUSE Stephanie Payne	21 Oak Warren	Single storey rear extension with rooflight. New rooflights added to existing roof. Alteration to fenestration. Erection of a retaining wall to the rear of the garden.	C4 – Impact on the character of the area C9 – Impact on Green Belt and AONB	15 th December 2023: SDC Granted, 4 conditions.
23/03006/LDCEX Samantha Yates	The New Beacon School, Brittain's Lane	Erection of replacement pre-school unit facility and swimming pool building.	C9 – Impact on Green Belt	4 th January 2024: SDC certified lawful existing use/development, 1 reason
23/02142/CONVAR Samantha Yates	9 Crownfields	Variation of condition 7 (obscure glazing) of 23/00585/FUL for Demolition of existing dwelling and replacement with a new detached dwelling with associated garaging with amendment to rooflights.	N/A, unless condition on surface water flooding could be amended.	10 th January 2024: SDC Granted, 9 conditions.

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Update to Monitoring Report:

Planning applications decided by Sevenoaks District Council and with reference to the STNP, since the last report to STNP M&I Group on 22nd January 2024

Purpose: To record the successful application of Sevenoaks Town Neighbourhood Plan policies against Planning Applications within Sevenoaks Town, in order to decide or influence decisions and conditions.

Decisions made since 15th January 2024, with full report of compiled decisions to be published on STNP Monitoring and Implementation Group webpage:

Date	Reference Number & Case Officer	Address	Proposal description	Policies & Issues measured against – as per headings/sub-headings (non-bold, if a particular issue is raised)	Document
<u>28/12/23</u> 18/01/24	23/03303/HOUSE Stephanie Payne	17 Madison Way	Demolish garage. Erection of a ground floor rear extension., two storey side extension and porch	C4 – Character, Heritage and Identity: Impact on the character of the area C4: Condition on materials	Officer Report Decision Notice (Approval)
12/01/24	23/03482/HOUSE Summer Aucoin	19 Brattle Wood	Garage conversion. Demolition of existing single storey rear extension to replace with a double storey rear extension with rooflights. Patio with associated works. New bay, canopy and associated internal alterations. Alterations to fenestration.	C4 – Impact on the character of the area	Officer Report
<u>12/01/24</u> 26/01/24	23/03499/HOUSE Summer Aucoin	Highcroft, 3 Farnaby Drive	Re-clad existing garage. Two storey front and rear gable. Extension to existing vehicular access with associated works. New patio with associated works. Internal alterations. Alterations to	C4 – High Quality Design: Impact on the character of the area L4 – Tree Protection	Officer Report Decision Notice (Approval)

			fenestration. Alterations to roof. Rooflights and panels.	C4: Condition on materials L4: Condition requiring a landscape management plan	
<u>15/01/24</u> <u>18/01/24</u>	23/03280/HOUSE Christopher Park	2 The Middlings	Front extension with rooflights. Demolition of existing garage to be replaced with new basement room with new garage above. New garden access ramp to rear garden	C4 – Character Areas: Impact on the character of the area <hr/> C4: Condition on materials	<u>Officer Report</u> <u>Decision Notice</u> (Approval)
15/01/24	23/02743/MMA Sean Mitchell	Sevenoaks Wildlife Reserve, Bradbourne Vale Road	Amendment to 21/01480/FUL	C4 – Character: Impact upon character and appearance of the area and Green Belt L4 – Trees L6 – Improvements to Sevenoaks Wildlife Reserve	Officer Report
<u>16/01/24</u> <u>17/01/24</u>	23/03050/FUL Anna Horn	Rear of 24 St James Road	Demolition of an existing garage and the erection of an apartment block with 4 units, supported by the excavation of some land. Refuse store, cycle parking and landscaping.	C4 – Design and residential character areas: Impact on the character of the area L1 – Biodiversity net gain L4 – Trees and hedgerows: Impact on the character of the area <hr/> C4 and L4: Condition requiring Arboricultural method statement	<u>Officer Report</u> <u>Decision Notice</u> (Approval)

				<p>C4: Condition requiring hard and soft landscaping plans L1: Condition requiring Biodiversity Metric 4.0 compliance L1: Condition requiring Biodiversity Management and monitoring plan, and 10% net gain</p>	
<p><u>16/01/24</u> 17/01/24</p>	<p>23/03172/FUL Samantha Yates</p>	<p>Land Rear of Alexander House, 39 London Road</p>	<p>Redevelopment of the site including erection of a part 3.5, part 3 and part 2 storey building to accommodate apartments (Class C3), associated parking, waste and recycling facilities and landscaping.</p>	<p>C1 – Heritage – impact on heritage assets C4 – Character – design and impact on the character of the area L1 – Biodiversity L4 – Trees</p> <hr/> <p>C1: Condition requiring material samples C1 and C4: Conditions on materials C1: Condition requiring archaeological field evaluation works timetable and programme of post excavation assessment C4 and L4: Condition requiring hard and soft landscaping plans</p>	<p><u>Officer Report</u> Decision Notice (Approval)</p>

				<p>L4: Condition securing tree protection methods</p> <p>L1: Condition requiring ecological enhancement details</p>	
17/01/24	23/03412/CONVAR Samantha Yates	Ephesus, 57-59 High Street	Variation of condition 5 (opening times) of SE/97/2051	C4 – Impact on the character of the area (and heritage assets)	Officer Report
19/01/24	23/03454/LBCALT Abbey Aslett	The Hardware Centre, 36-42 London Road	Conversion of the rear part of commercial unit into a flat	C1 – Impact on Listed Building and their Setting	Officer Report
19/01/24	23/03453/FUL Abbey Aslett	The Hardware Centre, 36-42 London Road	Conversion of the rear part of commercial unit into a flat. Alteration to fenestration.	C1 – Impact on heritage assets and character of the area	Officer Report
19/01/24 24/01/24	23/03114/FUL Anna Horn	7 Mount Harry Road	Demolition of existing dwelling, outbuildings and garages and the erection of three detached residential dwellings (C3 Use) with associated parking, landscaping and works.	<p>C4 – Design and residential character areas: Impact on the character of the area</p> <p>L1 – Biodiversity net gain</p> <p>L4 – Trees and hedgerows: Impact on the character of the area</p> <hr/> <p>C4: Condition on materials</p> <p>L1: Condition securing 10% Biodiversity Net Gain</p> <p>C4: Condition on hard and soft landscaping treatment details</p>	Officer Report <hr/> Decision Notice (Approval)

				L4: Condition securing tree protections	
<u>23/01/24</u> 23/01/24	23/03339/HOUSE Summer Aucoin	Oakley, 19 Grassy Lane	Proposed single storey rear garden room extension, replacement entrance porch and veranda, painting of the exterior of the dwelling house and proposed outbuilding.	C4 – High Quality Design: Impact on the character of the area L4 – Tree Protection C4: Condition on materials L4: Condition securing tree protections	<u>Officer Report</u> Decision Notice (Approval)
<u>24/01/24</u> 24/01/24	23/03077/FUL Christopher Park	Weald Heights, Bourchier Close	Extension of the existing garden patio with associated landscaping, boundary treatment and associated works.	C4 – Character Areas: Impact on the character and appearance of the area L2 – Drainage L4 – Trees and hedgerows L4: Condition securing tree protections L2 and L4: Condition on hard and soft landscaping details	<u>Officer Report</u> Decision Notice (Approval)
<u>25/01/24</u> 26/01/24	23/03500/CONVAR Abbey Aslett	Flats 1 & 2, 43 Bethel Road	Removal of condition 6 (fenestration) of 23/02672/FUL	C1 – Heritage C1: Refusal ground of being harmful and fails to preserve the character and appearance of the asset	<u>Officer Report</u> Decision Notice (Refusal)
<u>29/01/24</u> 30/01/24	23/03384/HOUSE Samuel Odell	4 Quaker Close	Conversion of existing detached garage to habitable room and store, to include new rendered elevations, new openings to rear	C1 – Heritage and Identity: Impact on Listed Buildings and their Setting	<u>Officer Report</u> Decision Notice (Approval)

			elevation, roof alterations with solar panels and open Pergola.	<p>C4 – Character: Impact on the character of the area</p> <hr/> <p>C4: Condition on materials</p>	
29/01/24	23/02649/FUL Stephanie Payne	9 Crownfields	Sub-division of land. Erection of detached dwelling with associated parking	<p>C4 – Character, Heritage and Identity</p> <p>L1 – Biodiversity* - Officer could not enforce 10% net gain due to the Policy's reliance on the metric which is not yet applicable to minor proposals.</p> <p>L4 – Trees</p> <p>Policy not considered, but relevant: L2 – Flooding. This issue was considered to be significant in the Officer Report, and the lack of information provided on it was a ground for the application's refusal, however Policy L2 was not applied.</p>	Officer Report
30/01/24	23/03542/HOUSE Abbey Aslett	63 Bosville Drive	Create additional storey on existing bungalow with rooflights. Ground floor Juliette balcony. Removal of chimney stack. Alterations to fenestration.	<p>C4 – Impact on the character of the area</p> <hr/> <p>C4: Condition on materials</p>	<p>Officer Report</p> <hr/> <p>Decision Notice (Approval)</p>

<u>31/01/24</u> 01/02/24	23/03252/HOUSE Samantha Yates	51 The Rise	New Front Porch with amendments to canopy. Alterations to fenestration.	C4 – Character C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>31/01/24</u> 02/01/24	23/02990/HOUSE Stephanie Payne	10 Park Lane	Single storey side and rear extensions with a roof terrace with steps. Privacy screening. Alteration to fenestration. New oriel bay window. Variation of the sunken terrace shape. Reposition of steps leading to ground floor terrace	C1 – Character, Identity and Heritage: Impact on Heritage Assets C1: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>01/02/24</u> 05/02/24	23/03125/HOUSE Samuel Odell	5 Brattle Wood	First floor part front extension. Hall extension. New oak porch. Alterations to fenestration. Internal alterations. Landscaping.	C4 – Impact on the character of the area C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>01/02/24</u> 08/02/24	23/03353/HOUSE Samuel Odell	55 St Johns Hill	Ground floor rear extension with rooflight to replace existing conservatory	C1 – Heritage: Impact on the Locally Listed Building C4 – Character: Impact on the character of the area C1: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>02/02/24</u> 05/02/24	23/01379/FUL Sean Mitchell	93 Hitchen Hatch Lane	Extension and renovation (including fenestration updates) of existing building to allow for 3 additional flats. Demolition of existing garage to facilitate the erection of new build block containing 4 flats and under croft parking area. Landscape alterations.	C1 – Heritage: Impact upon the character and appearance of the area and locally listed building C4 – Character L1 – Biodiversity L4 – Trees C1 and C4: Condition requiring further details on external finishes	<u>Officer Report</u> Decision Notice (Approval)

				<p>L4: Condition securing tree protections</p> <p>L4: Condition on landscaping details</p> <p>L4: Condition requiring boundary treatment details</p> <p>L1: Conditions requiring Biodiversity Enhancement Plan, and 10% Biodiversity Net Gain</p> <p>C4: Condition prohibiting unapproved external lightings</p>	
02/02/24	23/03515/HOUSE Summer Aucoin	Royston, 27 St Johns Road	Demolition of existing lean-to. Erection of single storey rear extension with associated works. Landscaping with associated works.	<p>C4 – High Quality Design: Impact on the character of the area</p>	Officer Report
05/02/24	23/03296/FUL	37 High Street	Change of use to a taxi office	<p>C1 – Heritage: Impact on heritage assets</p> <p>C4 – Character of Area: Impact on the character of the area</p> <p>L1 - Biodiversity</p>	Officer Report
<u>06/02/24</u> 09/02/24	23/03490/FUL Stephanie Payne	Land South of 47 St Johns Hill	Proposed erection of a two bedroom, detached house.	<p>C1 – Character, Heritage and Identity</p> <p>C4 – Character, Heritage and Identity: Impact on the character and appearance of the area</p> <hr/> <p>C1 and C4: Conditions requiring details on external materials</p>	<p><u>Officer Report</u></p> <p>Decision Notice (Approval)</p>

				<p>L1: Condition requiring details on ecological enhancements</p> <p>C4: Condition prohibiting unapproved external lightings</p>	
<p><u>07/02/24</u> <u>09/02/24</u></p>	<p>23/03477/FUL Stephanie Payne</p>	<p>Sevenoaks School, High Street</p>	<p>Wooden cabin adjacent to existing running track for School and visitor use</p>	<p>C1 – Impact on the character of the area and heritage assets</p> <hr/> <p>C1: Condition on materials</p>	<p><u>Officer Report</u> <u>Decision Notice</u> (Approval)</p>
<p><u>09/02/24</u> <u>14/02/24</u></p>	<p>23/03519/HOUSE Christopher Park</p>	<p>5 Redlands Road</p>	<p>Demolition of existing conservatory and part garage, and removal of chimney; erection of part single, part two storey side and rear extensions; roof alterations, rooflights, solar panels, air source heat pump and alterations to fenestration, landscaping and boundary fence.</p>	<p>C4 – Character Areas: Impact on the character of the area</p> <hr/> <p>C4: Condition on materials of external finishes</p> <p>C4: Condition requiring additional details of the air source heat pump</p>	<p><u>Officer Report</u> <u>Decision Notice</u> (Approval)</p>
<p><u>09/02/24</u> <u>15/02/24</u></p>	<p>23/03571/HOUSE Summer Aucoin</p>	<p>5 Farnaby Drive</p>	<p>Erection of a garden studio.</p>	<p>C4 – Character: Impact on the character of the area</p> <p>L4 – Trees: Tree and Hedgerow protection</p> <hr/> <p>C4: Condition on materials</p> <p>L4: Condition on construction method to ensure preservation of adjacent trees and hedgerows</p>	<p><u>Officer Report</u> <u>Decision Notice</u> (Approval)</p>

12/02/24	23/03428/HOUSE Abbey Aslett	9 Crownfields	Garage conversion to create habitable accommodation. Single storey entrance porch with flat rooflights and associated internal alterations. Proposed double garage and associated landscaping.	<p>C4 – Impact on the character of the area L2</p> <hr/> <p>C4: Condition on materials L2: Condition requiring a surface water strategy using a SuDS C4: Condition requiring hard and soft landscaping details</p>	<p>Officer Report</p> <hr/> <p>Decision Notice (Approval)</p>
<p>21/02/24</p> <hr/> <p>23/02/24</p>	23/03185/FUL Anna Horn	Wetton Cleaning Services Ltd, Estate House, 2 Pembroke Road	Conversion and extension of the existing property to create 8 x new dwellings and new office provision.	<p>C1 – Heritage Assets C4 – Design and residential character areas: Impact on the character of the area L1 – Biodiversity net gain: Ecology L4 – Trees and hedgerows: Impact on the character of the area E1 – Business space: Employment use</p> <hr/> <p>C1 and C4: Condition requiring details of external surfaces C4: Condition requiring details of hard and soft landscaping and boundary treatments L1: Conditions securing biodiversity net gain and</p>	<p>Officer Report</p> <hr/> <p>Decision Notice (Approval)</p>

				requiring a biodiversity management and monitoring plan.	
<u>28/02/24</u> 28/02/24	23/03232/HOUSE Stephanie Payne	10 Wildernesse Mount	Installation of Samsung Air Source Heat Pump on Front Elevation, with associated acoustic timber fence panelling	C4 – Character, Heritage and Identity: Impact on the character of the area C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
28/02/24	23/03705/HOUSE Summer Aucoin	Medway, 28 Vine Avenue	Single storey and part two story rear extension, internal alterations and changes to fenestration. Removal of existing chimney, roof alterations and installation of an external flue.	C4 – Design: Impact on the character of the area	Officer Report
<u>04/03/24</u> 04/03/24	23/03528/LBCALT Abbey Aslett	43B London Road	Change of use from Class E to 1 dwelling. Alterations to fenestration. Internal alterations. Removal of air conditioning units	C1 – Impact on Listed Buildings and their Setting C1: Refusal ground of being harmful to the character and significance of the Grade II listed building, and failing to preserve the significance, character and appearance of the asset	<u>Officer Report</u> Decision Notice (Refusal)
<u>04/03/24</u> 04/03/24	23/03527/FUL Abbey Aslett	43B London Road	Change of use from Class E to 1 dwelling. Alterations to fenestration. Internal alterations. Removal of air conditioning units	C1 – Impact on heritage assets and character of the area C1: Refusal ground of being harmful to the character and	<u>Officer Report</u> Decision Notice (Refusal)

				significance of the Grade II listed building, and failing to preserve the significance, character and appearance of the asset	
<u>04/03/24</u> <u>05/03/24</u>	23/03293/HOUSE Samuel Odell	3 Knole Paddock, Seal Hollow Road	Proposed side dormer.	C1: Impact on Listed Buildings and their Setting C4: Impact on the character of the area C4: Condition on materials	<u>Officer Report</u> <u>Decision Notice</u> (Approval)
<u>04/03/24</u> <u>06/03/24</u>	23/03697/HOUSE Christopher Park	20 Lea Road	Two storey rear extension, insertion of rooflights and porch canopy.	C4 – Character Areas: Impact on the character of the area C4: Condition on materials	<u>Officer Report</u> <u>Decision Notice</u> (Approval)
<u>04/03/24</u> <u>07/03/24</u>	23/00060/HOUSE Summer Aucoin	The Dene, 9 Kippington Road	Replacement of existing glazed conservatory with new, partly glazed extension and alterations to driveway.	C4 – High Quality Design: Impact on the character of the area C4: Condition on materials	<u>Officer Report</u> <u>Decision Notice</u> (Approval)
<u>06/03/24</u> <u>07/03/24</u>	23/03410/FUL Sean Mitchell	Royal Oak Hotel, High Street	Change of use from hotel accommodation to two dwellings, garden curtilage and parking.	C1 – Heritage: Impact on the listed building C2 – Development of vacant or under-utilised sites: Principle of development C4 – Character: Impact upon character and appearance of the area	<u>Officer Report</u> <u>Decision Notice</u> (Approval)

				<p>L1 – Biodiversity: Biodiversity and trees</p> <p>L4 – Trees: Biodiversity and trees</p> <hr/> <p>C1 and C4: Condition on materials</p> <p>C1 and C4: Conditions on hard and soft landscaping and boundary treatments</p> <p>C1, C4 and L4: Condition securing tree protections</p> <p>L1: Condition requiring biodiversity enhancement plan</p> <p>C1 and C4: Condition requiring refuse storage and cycle provision details</p>	
<p><u>11/03/24</u> 11/03/24</p>	<p>23/03567/FUL Samantha Yates</p>	<p>22 Burntwood Road</p>	<p>Extensions and alterations to the existing dwelling and subdivision of the plot to create an additional dwelling accessed via a new vehicular crossover from Burntwood Road.</p>	<p>C4 – Design: Impact on the character of the area</p> <p>L1 – Biodiversity: Trees and Landscaping</p> <p>L2 – Sustainable drainage</p> <p>L4 – Trees and hedgerows: Impact on the character of the area, and Trees and Landscaping</p>	<p><u>Officer Report</u> Decision Notice (Approval)</p>

				<p>C4: Condition on materials, and condition requiring further details</p> <p>L4: Condition requiring method statement for construction, designed to avoid harm to surrounding trees</p> <p>C4 and L4: Condition requiring soft and hard landscaping details, and condition requiring tree protection details</p> <p>L1: Condition requiring ecological enhancement plan</p>	
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Trends and observations:

- Decision notices for approval continue to cite STNP policies more frequently, with Policy L4 being especially successful since this practice has been adopted by SDC at request of the working group.
- This practice appears to have made Policy L1 stronger, as Biodiversity Management Plans have started being required as part of planning permissions requiring 10% BNG – these conditions also require monitoring reports to be submitted throughout the 30 year period.
- A vulnerability to Policy L1 was identified in the Case Officer’s appraisal of 23/03172/FUL – whereby the development site was wholly tarmac and thus an existing biodiversity contribution of 0%. The national metric calculations would therefore not be able to secure 10% net gain, as 10% of 0 is 0. The Case Officer could not enforce 10% biodiversity net gain, however did condition that details be submitted which include ecological enhancements, via condition 11. This is a significant development for 2-3.5 storey high residential apartment buildings, and biodiversity gain is encouraged not just to mitigate the impact of climate change, but also because providing residents with access to the natural environment can have a positive impact on their health and wellbeing.
- An additional vulnerability to Policy L1 is the wording that Biodiversity net gain should be provided “whenever possible”, as observed by the Case Officer of 23/03077FUL and in their decision not to apply Policy L1 to the grant of approval. *“In terms of L1, this policy stipulates that developments*

*should whenever possible deliver a 10% biodiversity net gain. In this case, given the relatively small area of grass and greenery to be lost, I do not consider that requiring a 10% net gain would be proportionate to the scale of the development. Furthermore, as shown above, the language used within **the policy allows for a degree of flexibility**, and only seeks to secure enhancements where possible”*

- Policy L1’s reliance on the Biodiversity metric for its application could mean it will become more successful after April 2024, when the metric becomes applicable to minor schemes. The Case Officer report for 23/02649/FUL cites the metric having not yet been implemented on minor schemes yet, as the reason they cannot measure the proposals against the policy, or refuse due to lack of net gain. **This stance does not appear to be consistently applied – sometimes L1 is used to secure 10% net gain, others it has been used to secure ecological enhancement, and other times has not been considered reasonable to enforce. The wording of the policy is “where possible and using best endeavours”, not “where considered reasonable”**
- Although all logged Decision Notices for Refusal had thus far been consistent in citing the STNP, this report observes two that did not (23/03412/CONVAR and 23/03296/FUL). This is because the STNP does not provide policy protection on residential amenity of neighbouring properties – which was the sole ground for refusal of both planning permissions.
- Policy L2 is not observed to be applied very frequently, and a notable lack of its application can be seen 23/02649/FUL, which concerns an application site featuring a large depression in which water is known to accumulate heavily during rainfall. The Case Officer report raised concerns for flooding, which could not be addressed via condition, and the application was refused on the grounds of significant risk of surface water flooding. Despite this, Policy L2 was not considered or listed as a relevant condition via the Officer Report, despite the flooding issues being notable enough for comment to be sought from the Lead Local Flood Authority outside of its usual consultee requirements.
- Contrastingly, 23/03428/HOUSE, which comprises a second application regarding the same site, **did** consider and apply Policy L2 successfully, and further required via planning condition that a strategy of surface water drainage for the site using a SuDS. Policy L2 was cited as a ground for this condition, to ensure that the principles of sustainable drainage are incorporated into the development and to mitigate impacts of surface water flooding. The Case Officers for both applications were different, in case that impacts which policies are applied.
- **No observations of a planning application appraisal not considering the STNP against the proposals, since last report.**

Recommendation to the STNP M&I Group:

- To bring to SDC Planning team’s attention the potential inconsistency of Policy L2 (drainage) being applied to planning application decisions, using case study of 23/02649/FUL vs 23/03428/HOUSE, and to request clarification as to why this occurred.
- To request clarification on why Policy L1 is applied inconsistently, and whether it will be more strongly applied after April 2024 when smaller developments are required to produce biodiversity net gain.

- To recommend to Planning Committee that a case be made to the Examiner in the 5 year review for wording of Policy L1 to be strengthened to eliminate potential for its application to be interpreted as optional. To include in the Annual Report examples where it has been unsuccessfully applied.

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Update to Monitoring Report:

Planning applications decided by Sevenoaks District Council and with reference to the STNP, since the last report to STNP M&I Group on 18th March 2024

Purpose: To record the successful application of Sevenoaks Town Neighbourhood Plan policies against Planning Applications within Sevenoaks Town, in order to decide or influence decisions and conditions.

Decisions made since 12 th March 2024, with full report of compiled decisions to be published on STNP M&I Group webpage:					
Date	Reference Number & Case Officer	Address	Proposal description	Policies & Issues measured against – as per headings/sub-headings (non-bold, if a particular issue is raised)	Document
<u>21/02/24</u> 18/03/24	24/00064/HOUSE Summe Aucoin	19 Brattle Wood	Erection of an outbuilding and proposed landscape works to the front of the property.	C4 – Impact on the character of the area C4: Condition on materials	Officer Report <u>Decision Notice (Approval)</u>
<u>22/02/24</u> 15/03/24	24/00101/HOUSE Samuel Odell	Cumbrae, Brittains Lane	Relocation of front door with new porch to the front elevation and internal alterations	C4 – Impact on the character of the area C4: Condition on materials	Officer Report <u>Decision Notice (Approval)</u>
28/02/24	23/03609/CONVAR Samantha Yates	Ground & First Floor Flats, School House, 73 Solefields House	Variation of condition 2 (occupation of accommodation) of SE/89/02141 for erection of Headmasters house and subsidiary staff accommodation. To remove occupancy condition for staff accommodation	C1 – Heritage: Archaeology C4 – Design in residential areas: Impact of variation on the character of the area	Officer Report
04/03/24	24/00139/HOUSE Summer Aucoin	65 Weald Road	Removal of existing mock Tudor details with replacement finishes, replacement porch canopy, painted fascias and soffits.	C4 – High Quality Design: Impact on the character of the area	Officer Report
<u>14/03/24</u> 19/03/24	24/00093/HOUSE Abbey Aslett	27 The Drive	Demolition of existing single storey side extension and proposed new single storey rear/side extension with rooflights and solar panels,	C1 – Impact on the character of the area	<u>Officer Report</u>

			internal alterations including the addition of an internal lift and associated landscaping.	C4 – Conservation Area Impact C1 & C4: Condition requiring details on external materials	Decision Notice (Approval)
<u>15/03/24</u> <u>28/03/24</u>	24/00181/HOUSE Summer Aucoin	25 St Johns Road	Extend existing dropped kerb, provision of new permeable driveway and associated landscaping.	C4 – High Quality Design: Impact on the character of the area C4: Condition on materials	<u>Officer Report</u> <u>Decision Notice (Approval)</u>
<u>18/03/24</u> <u>19/03/24</u>	24/00168/HOUSE Summer Aucoin	Tanglewood Muchley, Ashgrove Road	Double storey side extension, single storey side extension, porch and two garages. Internal alterations and roof alterations.	C4 – High Quality Design: Impact on the character of the area C4: Condition on materials	<u>Officer Report</u> <u>Decision Notice (Approval)</u>
20/03/24	24/00068/FUL Samantha Yates	The Old Meeting House, St Johns Road	Change of use to a place of worship. Works to fenestration.	C1 – Heritage: Impact on character of the area C4 – Design and Character: Impact on character of the area L1 – Biodiversity L4 – Trees: Impact on character of the area COM1 – Health, Education and Faith facilities: Principle of development and Impact on the local community	Officer Report
<u>25/03/24</u> <u>25/04/24</u>	24/00258/HOUSE Summer Aucoin	24 The Crescent	Single storey rear extension	C4 – Design: Impact on the character of the area C4: Condition on materials	<u>Officer Report</u> <u>Decision Notice (Approval)</u>
<u>27/03/24</u> <u>28/03/24</u>	23/03620/FUL Stephanie Payne	155 Seal Hollow Road	Subdivision of the plot and erection of new dwelling.	C1 – Character: Impact on character and appearance of the area	<u>Officer Report</u> <u>Decision Notice (Approval)</u>

				<p>C4 – Character, Heritage and Identity: Impact on character and appearance of the area L1 – Landscape and Blue and Green Infrastructure: Landscape and Biodiversity L4 – Landscape and Blue and Green Infrastructure</p> <hr/> <p>C1 & C4: Conditions on materials and condition revoking Permitted Development Rights under particular classes L1: Condition requiring a bat mitigation strategy L4: Condition on tree protection measures L1 & C4: Condition requiring soft and hard landscaping details L1: Condition requiring ecological enhancement details</p>	
<u>28/03/24</u> 05/04/24	24/00364/HOUSE Stephenia Payne	11 Knole Road	Proposed single storey side extension with lantern skylights.	<p>C4 – Character, Heritage, Identity: Impact on the character of the area</p> <hr/> <p>C4: Condition on materials</p>	<u>Officer Report</u> Decision Notice (Approval)
<u>08/04/24</u> 09/04/24	23/03714/FUL Samantha Yates	Sevenoaks School, Solefields Road	Purpose built metal barn for storage.	<p>C1 – Heritage: Impact on heritage assets C4 – Design: Design and impact on the character of the area</p>	<u>Officer Report</u> Decision Notice (Approval)

				L1 – Biodiversity: Other issues C4: Condition on materials	
09/04/24	23/03677/HOUSE Summer Aucoin	16 Knole Road	Raised patio and new landscape in the rear garden, new retaining walls.	C4 – High Quality Design: Impact on the character of the area	Officer Report
<u>15/04/24</u> 15/04/24	24/00383/HOUSE Abbey Aslett	6 Merlewood	Demolish garage, and erect two storey front and side extension, new bay window to front elevation, replacement roof raising ridge with gable to rear and rooflights, single storey rear extension, change elevational treatments, alteration to fenestration and new gates and fencing.	C4 – Impact on the character of the area C4: Condition on materials	Officer Report <u>Decision Notice</u> (Approval)
<u>16/04/24</u> 19/04/24	24/00305/HOUSE Summer Aucoin	5 Clenches Farm, Clenches Farm Road	Extension of and alterations of existing semi-detached garage and change into office/storage. Addition of new brick arch linking garage and the main house. Associated landscaping.	C4 – Design: Impact on the character of the area Omitted: C1 – Conservation Area Impact C4: Condition on materials	Officer Report <u>Decision Notice</u> (Approval)
15/04/24	24/00306/MMA Christopher Park	24 Redlands Road	Amendment to 22/01902/HOUSE	C4 – Character Area Assessments	Officer Report
19/04/24	24/00095/HOUSE Summer Aucoin	79A Weald Road	3m rear extension	C4 – Design L4 – Tree and Hedgerow Protection	
<u>22/04/24</u> 24/04/24	23/03718/FUL Stephanie Payne	First Floor, 114 High Street	Conversion of former office space to domestic apartment with reinstatement of timber bay window	C1 – Design and Impact on the character of the Conservation Area C4 – Impact in the character of the area: Impact on protected mature Oak tree L4: Ground for refusal due to predicted harm to trees and protected mature Oak	Officer Report <u>Decision Notice</u> (Refusal)

<p><u>22/04/24</u> 29/04/24</p>	<p>24/00275/FUL Abbey Aslett</p>	<p>53 Bradbourne Vale Road</p>	<p>Demolition of existing dwelling; erection of 3no. dwellings with amended access and all associated works.</p>	<p>C4 – Design and Impact on Character of Area L1 – Ecology L2 – Drainage L4 – Design and Impact on Character of Area</p> <hr/> <p>C4: Condition on materials and condition removing permitted development rights for particular classes. L2: Condition requiring foul drainage strategy C4 and L4: Condition requiring tree protection plan, and condition requiring soft and lard landscaping details L2: Condition requiring BNG Plan, Monitoring Plan and 10% BNG L1: Condition prohibiting external lighting without permission</p>	<p><u>Officer Report</u> Decision Notice (Approval)</p>
<p>24/04/24</p>	<p>24/00390/MMA Samantha Yates</p>	<p>Oak Croft, West Heath Lane</p>	<p>Amendment to 22/00221/FUL</p>	<p>C4: Impact on the character of the area L1: Impact on biodiversity L4: Impact on biodiversity</p>	
<p><u>24/04/24</u> 26/04/24</p>	<p>24/00396/HOUSE Christopher Park</p>	<p>Crossways, 112 Oakhill Road</p>	<p>Single storey side extension, infill front extension, alterations to fenestration, alterations to the patio and associated retaining wall.</p>	<p>C1 – Heritage Assets: Conservation Area Impact C1: Condition on materials</p>	<p><u>Officer Report</u> Decision Notice (Approval)</p>
<p><u>25/04/24</u> 26/04/24</p>	<p>23/03054/ADV Stephanie Payne</p>	<p>Ground Floor, 26-28 Pembroke Road</p>	<p>Signage to identify the company on the external facade of the premises plus directional signage for car parking and entry way. Covering the front and rear elevations of the building and use of</p>	<p>C4 – Character, Heritage and Identity: Visual amenity</p>	<p><u>Officer Report</u> Decision Notice (Approval)</p>

			boundary wall along with two freestanding pillar mounted signs at angles to the road replacing current signage	C4: Condition on materials and condition on soft and hard landscaping L1: Condition securing biodiversity enhancements prior to occupation	
<u>25/04/24</u> 29/04/24	24/00357/HOUSE Christopher Park	38 Bradbourne Road	Ground floor side infill with rooflight, internal alterations and all associated works.	C4 – Character Areas: Impact on the character of the area C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>25/04/24</u> 30/04/24	24/00557/HOUSE Christopher Park	Si Rusa, Hopgarden Lane	Raise roof with loft conversion to habitable space. Dormer and rooflights, solar panels, Connect existing garage to main house. Alterations to fenestration, external materials, porch.	C4 – Impact on the character of the area C4: Condition on materials	<u>Officer Report</u> Decision Notice (Approval)
<u>30/04/24</u> 30/04/24	24/00569/HOUSE Sean Mitchell	6 Woodside Road	Proposed rear, side and flank extensions. Front porch. First floor bay roof alterations . Proposed front and rear dormers gable roof alterations. Loft conversion to habitable space. Rooflights. Chimney removal.	C4 – Character: Impact on the character of the area C4: Condition on materials and condition requiring soft and hard landscaping details.	<u>Officer Report</u> Decision Notice (Approval)

Trends and observations:

- A note on STNP Policy COM1, whose interpretation was questioned by members of the public during the Town Council’s and District Council’s appraisal of 24/00068/FUL – The Old Meeting House. This is noted in the Case Officer’s report, and clarification on its meaning provided which may be useful for future reference of STC’s Planning Committee members:
 - “73. *Local policy COM1 of the STNP supports new faith facilities as part of the objective of delivering enhanced community assets for the town, and in line with the sustainable development objectives of national policy, where uses to serve communities are directed to sustainable urban locations.*
 - 75. *Whilst third party representations dispute the interpretation of local policy, indicating that faith uses are supported solely as part of new, separate development, this is not stated within the policy, and would be contrary to the national and local policy basis for promoting the effective use of previously developed land and for providing places of worship in sustainable environments.*

76. *Where schemes come forward within existing residential developments, local policy COM1 supports such provision of these community services to serve ongoing, and growing communities’ changing needs.”*

- Also to note with the above planning application, that whilst there was support via COM1 amongst other Local Plan and STNP policies, it was refused by the Development Management Committee (DMC) against recommendation of the Case Officer. Monitoring-wise, this leaves it debatable whether in this case, Policy COM1 has been successful in delivering its objective; the Case Officer considered it strong enough to support granting the application, but members of the DMC did not.
- There is still a very small number of applications being considered without appraisal of STNP policies in the decision process (being 2). This could be because the issues considered (Conservation Area Impact and Character of the area) are covered by SDC policies, with support given to them by the STNP policies C1 and C4. Although this doesn’t impact the decision therefore, there is the risk that another planning application which doesn’t conform with other STNP policies, such as retaining or replacing trees and hedgerows, could be missed at a later date. There is also the matter of the Local Plan and its policies being out of date, so although some STNP policies could be seen as simply reiterating existing Local Plan policies, they still add additional “planning weight” and should therefore be considered. Decisions for approval can be just as controversial as those for refusal and should therefore be robustly supported by up-to-date planning policy.

Planning applications decided by Sevenoaks District Council – with no reference to the STNP:				
Reference Number & Case Officer	Address	Proposal description	Policies & Issues which could have been relevant	SDC Decision
24/00474/HOUSE Anna Horn	31 Sandy Lane	Loft conversion with rear dormer and roof window.	C1 – Conservation Area Impact: Found compliant with SDC policies C4: Impact on the character of the area: Found compliant with SDC policies	19 th April 2024: SDC Granted, 3 conditions.

Appeals decided by a Planning Inspector – with reference to the STNP					
Date	SDC Planning and Appeal Portal References, Appeal Reference, Number Inspector name	Address & Ward	Proposal description	Policies & Issues measured against (non-bold, if something in particular in that section is raised)	Document
31/01/24	23/00068/RFPLN (SDC Appeal Portal reference) Re 22/03572/HOUSE APP/G2245/D/23/3328771 M Evans	72 Brattle Wood	Demolition of existing rear wall and removal of chimney. Demolition of 1.5 storey structure with dormers. Two storey side and front extension with alterations to roofline. New covered porch with steps. Ground floor rear extension with rooflights. New garage. Extension to existing driveway. Extension to existing vehicular access. Landscaping. Alterations to fenestration and external materials.	C4 – High quality design and local character	Inspector's Report on Decision to DISMISS the Appeal
16/02/24	23/00029/COND Re conditions disputed from 22/03345/MMA APP/G2245/W/23/3318386 A Wright	Summerhill, Seal Hollow Road	Appeals against conditions 14 and 15 attached to 22/03345/MMA	L4 – Protection and retention of trees and hedgerows (found not in conflict)	Inspector's Report on Decision to ALLOW the Appeal
27/02/24	23/00067/RFPLN Re 23/01585/FUL APP/G2245/W/23/3328339 Stewart Glassar	Site Formerly Known as Sevenoaks Open Air School, Oakhill Road	Demolition of existing open air school building and garage and construction of 2no. new Business use units.	C1 – Responding to area context and protecting urban area and heritage assets	Inspector's Report on Decision to ALLOW the Appeal

Appeals decided by a Planning Inspector – with no reference to the STNP				
SDC Planning and Appeal Portal References, Appeal Reference, Number Inspector name	Address	Proposal description	Potential policies & issues which could have been relevant (deduced either from site constraints or other policies cited by the Inspector)	Inspector Decision
22/00099/RFPLN Re 22/00893/HOUSE APP/G2245/D/22/3308941 A Price	The Old Bakehouse, Six Bells Lane	Conversion of disused outbuildings (washroom and outdoor WC), and an enclosed courtyard into a one bedroom annexe.	Listed Building, Character and Conservation Area	Appeal Allowed 21st November 2023
23/00041/RFPLN Re 23/00237/FUL APP/G2245/W/23/3322158 R Lawrence	Site Formerly Known as Sevenoaks Open Air School, Oakhill Road	Demolition of school building and garage and construction of one single storey dwelling.	Character and appearance of the area and Conservation Area	Appeal Allowed 18th December 2023
23/00021/RFPLN Re 22/02628/HOUSE APP/G2245/D/23/3317507 A M Nilsson	Gable Cottage, Fig Street	Roof dormer to south side elevation.	Openness of the Green Belt Impact on character of the area	Appeal Dismissed 3rd January 2024

Trends and observations:

Planning Inspectors appear to be less consistent with recognising the STNP than SDC Case Officers, despite observations of Inspectors citing changes in the NPPF. Two separate appeals for the same site, Site Formerly Known as Sevenoaks Open Air School, was seen by two different Inspectors – one of whom considered the STNP and the other who did not. The decisions however did not differ in the allowing of the Appeal between where the STNP was considered and where it was not.