

13th February 2024



You are summoned to attend a meeting of Sevenoaks Town Council's **PLANNING COMMITTEE**, to be held at **7pm** at the Town Council Chambers on **Monday 19th February 2024**.

Town Councillors are reminded that they have a duty to state a Declaration of Interest prior to the appropriate agenda item and to consider the Crime and Disorder Act 1998 s.17 when reaching a decision.

Please note that the proceedings of this meeting will be streamed live to YouTube for the public to watch via the following link: <https://youtube.com/live/Rggb2KsY400> may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at sevenoakstown.gov.uk or by request. Members of the public not wishing to be recorded should put this request to the Clerk at the earliest possible opportunity.

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

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

Town Clerk

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

Committee Members

Cllr Ancrum

Cllr Layne

Cllr Camp – **Chair**

Cllr Dr Canet

Cllr Clayton – Leader

Cllr Daniell

Cllr Dr Dixon

Cllr Granville

Cllr Gustard

Cllr Michaelides

Cllr O'Hara

Cllr Shea – Mayor

Cllr Skinner OBE

Cllr Varley – **Vice Chair**

Cllr Willis

Cllr Wightman – Deputy Leader

Town Council Offices
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PUBLIC QUESTION TIME

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

AGENDA

1 APOLOGIES FOR ABSENCE

To receive and note apologies for absence.

2 REQUESTS FOR DISPENSATIONS

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

3 DECLARATIONS OF INTEREST

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

4 MINUTES (Pages 5-14)

a) To receive and agree the Minutes from the Planning Committee Meeting held on 5th February 2024.

5 APPEALS (Pages 15-17)

a) To receive notice that the following appeal was dismissed and planning permission REFUSED by the Planning Inspector on 17th January 2024:

- **APP/G2245/D/23/3328771: 22/03572/HOUSE – 72 Brattle Wood**

6 TEMPORARY ROAD CLOSURE – GOLDING ROAD – 18TH MARCH 2024 FOR 2 DAYS

a) The above road will be closed for the entire length.

b) The alternative route via St James Road, A225 St Johns Hill, Camden Road and vice versa. Pedestrian access will be maintained during the works.

c) Up to date information on these works can be found via the following link:

<https://one.network/?tm=135157438>

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7 REQUEST FOR PELICAN CROSSINGS TO REPLACE ZEBRA CROSSING ON LONDON ROAD – VIA HIGHWAY IMPROVEMENT PLAN (Page 19)

a) To receive request from a member of the public for the zebra crossing on London Road to be replaced by pelican crossing in order to address reported pedestrian safety issues.

b) To discuss and agree whether the request be added to the Town Council's Highway Improvement Plan and forwarded to Kent County Council, which is currently considering the last iteration of the Plan submitted September 2023.

8 SEVENOAKS DISTRICT COUNCIL BOUNDARY REVIEW

a) To receive notice that the Local Government Boundary Commission for England (LGBCE) will shortly be undertaking a review of the electoral arrangements for Sevenoaks District Council (SDC), with final proposals expected late 2025.

b) To note that SDC is anticipating LGBCE to commence consultation on the District's warding patterns from October 2024, with a briefing to be received at the start of each consultation page.

c) To note that further information can be found via the two below sources:

- SDC report:
<https://cds.sevenoaks.gov.uk/documents/s56214/LGBCE%20Electoral%20Review.pdf?J=2>
- LGBCE guidance for Town and Parish Councils:
<https://online.flippingbook.com/view/84750912/12/>

9 CURRENT MATTERS AND COMPLETED MATTERS REPORTS (Pages 21-25)

a) To receive and note the Current Matters report, with attention drawn to the highlighted item, which is awaiting action of the Planning Committee. (Pages 21-23)

b) To receive and note the Completed Matters report, which has backdated actions completed via the Planning Committee since the beginning of the new Term 2023-2027. (Pages 24-25)

c) To approve the Completed Matters as a true record of the Planning Committee's completed actions with any amendments, for presenting at the next meeting of the Town Council.

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

To receive and note decisions made by Sevenoaks District Council on applications considered by Sevenoaks Town Council's Planning Committee – between the two weeks ending 12th February 2024.

11 PLANNING APPLICATIONS (Pages 29-31)

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

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

b) The meeting will be reconvened to consider planning applications received during the two weeks ending 12th February 2024.

12 PRESS RELEASES

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

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Minutes of the Sevenoaks Town Council PLANNING COMMITTEE meeting held on Monday 5th February 2024 at 7:00pm at the Town Council Chambers. Livestreamed and available on You Tube until Minutes are accepted by Town Council Meeting:

https://youtube.com/live/voZt_mQ7C_0

Present:

Committee Members

Clr Ancrum	Present	Clr Gustard	Present
Clr Layne	Present, left at 8:28pm	Clr Michaelides	Present
Clr Camp – Chair	Present	Clr O’Hara	Apologies
Clr Dr Canet	Present	Clr Shea – Mayor	Present
Clr Clayton – Leader	Apologies	Clr Skinner OBE	Present
Clr Daniell	Present	Clr Varley – Vice Chair	Apologies
Clr Dr Dixon	Present	Clr Willis	Present
Clr Granville	Present	Clr Wightman – Deputy Leader	Present

Also in attendance:

Town Clerk
 Planning Committee Clerk
 Approx. 30 Members of the Public

PUBLIC QUESTION TIME

None.

654 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

655 **DECLARATIONS OF INTEREST**

None.

656 **DECLARATIONS OF LOBBYING**

a) Written representation was received and forwarded to all Cllrs, objecting to the following application:

- [Plan no. 8] 24/00068/FUL – The Old Meeting House, St Johns Road

b) Cllr Granville declared that she had been lobbied on the following application, and completed a site visit. She did not vote on its outcome:

- [Plan no. 9] 24/00093/HOUSE – 27 The Drive

657 **MINUTES**

a) The Committee received the MINUTES of the Planning Committee Meeting held 22nd January 2024.

It was RESOLVED that the minutes be approved.

b) The Committee received and noted the Minutes from the STNP Monitoring and Implementation Working Group held on 22nd January 2024.

c) It was **RESOLVED** that the following recommendations be noted and agreed:

- i) To note Sevenoaks Residential Character Area Assessment locations where trees and hedgerows contribute significantly in the Planning Committee's responses to planning applications.
- ii) Liaise with Kent Wildlife Trust regarding STNP objectives.
- iii) Community Asset nomination for the land proposed for future allotments to be prioritised.
- iv) Biodiversity policy L1 to be strengthened as indicated.
- v) Policy L7 to include reference to Millpond.

d) It was noted that actions c.i.-c.iii. were recommended for immediate pursual, and actions c.iv.-c.v. for inclusion in the 5-year review of the STNP.

658 TEMPORARY ROAD CLOSURE – HILLINGDON AVENUE: 12TH FEBRUARY 2024 FOR 5 DAYS

a) The Committee received notice that the above road would be closed outside number 4A from 12th February 2024 for 5 days.

b) The alternative route was noted, as well as weblink to up to date information, as below:

<https://one.network/?tm=136485902>

659 NATIONAL PLANNING POLICY FRAMEWORK DECEMBER 2023 UPDATE

a) The Committee received notice that the National Planning Policy Framework (NPPF) was updated in December 2023, and noted that further information on the changes is available via the December Planning Newsletter from the Department of Levelling Up, Housing and Communities, as well as the Written Ministerial Statement published 19th December 2023.

b) Councillors queried whether this would affect the Local Plan, as well as how they should be looking at planning applications. Cllr Gustard offered to share with Councillors the presentation slides from training that she is due to receive on this subject from the District Council, in her capacity as a District Councillor. These to be forwarded to Councillors once available.

c) Cllr Shea queried whether the NPPF changes were associated with a previous consultation on planning enforcement, which the Town Clerk clarified as not. It was agreed that the Planning Committee Clerk would investigate whether results of this consultation have been published.

d) It was noted that funding had been offered to Local Planning Authorities to aid in clearing the backlog of planning application decisions. Councillors queried whether Sevenoaks District Council had applied for this, and it was agreed that the Planning Committee Clerk enquire.

660 PRE-SUBMISSION DRAFT OF THE KENT MINERALS AND WASTE LOCAL PLAN 2024-39

a) Councillors received notice that Kent County Council is consulting on its Pre-Submission Draft of the Kent Minerals and Waste Local Plan 2024-39, from Wednesday 17th January 2024 to Thursday 29th February 2024.

b) Councillors noted that the Sevenoaks Quarry (Tarmac) site was due to close, and has received Outline planning permission for up to 950 units. It was agreed that the Town Council not respond to the consultation, as there are no new proposed sites within Sevenoaks Town.

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

a) The Committee received and noted details within the report, which notified of decisions made by Sevenoaks District Council on applications considered by STC's Planning Committee, received during the two weeks ending 29th January 2024.

b) It was noted that STC's request for Policy L1 to be applied to a planning application – despite it being a Full application and therefore applicable, was not followed. This was due to the wording of the Policy “wherever possible”, and Councillors emphasised that the Policy should be strengthened as per Minute 657c, on the Neighbourhood Plan's 5 year review.

662 PLANNING APPLICATIONS

(a) Update Sheet: The Town Council received notice that SDC had received the following Proposed Lawful Development Certificate Application:

- 23/03691/LDCPR – Land South of Larches Ashgrove Road: Creation of a new private way of 13.0m in length by 6.5m wide constructed of black tarmac.

(b) It was noted that STC had not been formally consulted due to the application being considered under General Permitted Development rights, however it was agreed that the Town Council forward its recommendation, listed on the attached schedule.

(c) Minute Item 662.d. as well as consideration of its corresponding planning application was moved further up the Agenda and considered after Declarations of Interest. This as per Standing Order 10.a.viii, whereby the order of business of the Agenda may be changed without prior written notice.

(d) The meeting was adjourned to allow members of the public to speak for three minutes on the following application, by prior agreement. The meeting remained adjourned for Councillors to address the applicant to clarify points on proposed use, current congregation numbers, and capacity of the site.

- [Plan no. 8] 24/00068/FUL – The Old Meeting House (Against)

- [Plan no. 8] 24/00068/FUL – The Old Meeting House (For)

(e) The Committee considered planning applications received during the two weeks ending 29th January 2024. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

663 PRESS RELEASES

None.

There being no further business the Chair closed the meeting at 8:40pm.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 5-2-24

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02996/HOUSE	Christopher Park 14/02/2024	Cllr Layne	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Hosseini			71 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/01/24

Erection of a garden home office.

Revalidated Plan:

Missing block plans and side elevations received on 15/01/2024.

Comment

Sevenoaks Town Council recommended approval, as long as the Arboricultural Officer is satisfied.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03232/HOUSE	Stephanie Payne 13/02/2024	Cllr Clayton	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Ramsay			10 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/01/24

23/03232/HOUSE - Amended plan

Installation of Samsung Air Source Heat Pump on Front Elevation, with timber covering.

A summary of the main changes have been set out below:

An MCS Noise assessment has been provided in relation to Environmental Health's comments.

Comment

Proposed from the Chair with Cllr Clayton's apologies:

Sevenoaks Town Council recommended approval, provided the Planning Officer and Environmental Health Officers are satisfied there is no unacceptable noise impact on neighbours from the heat pump, and that the rest of the development is being constructed in line with the permission given.

Planning Applications Considered

Applications considered on 5-2-24

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03486/HOUSE	Christopher Park 14/02/2024	Cllr Layne	Designhomeplan Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Micallef			50 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/01/24

23/03486/HOUSE - Amended plan

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

A summary of the main changes are set out below:

The site location plan has been updated as the previous plan included communal land not within the sole ownership of the applicant. Therefore, given that notice was not served under an ownership certificate, the site location plan has been amended to exclude the land beyond the rear boundary.

Comment

Sevenoaks Town Council recommended refusal on the grounds of overdevelopment and loss of privacy, as per its previous recommendation.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03609/CONVAR	Samantha Yates 08/02/2024	Cllr Daniell	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs L Crockford		Ground & First Floor Flats, Sc	73 Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/01/24

23/03609/CONVAR - Amended plan

Variation of condition 2 (occupation of accommodation) for 89/02141/FUL for erection of Headmasters house and subsidiary staff accommodation. To remove occupancy condition for staff accommodation.

A summary of the main changes are set out below:

Floor plans of the ground and first floor flats, showing separation from Headmasters House.

Comment

Sevenoaks Town Council recommended approval.

Informative: The Town Council requested whether a condition could be put in place to ensure that the units remain as affordable housing should the units change hands.

Planning Applications Considered

Applications considered on 5-2-24

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03677/HOUSE	Summer Aucoin 16/02/2024	Cllr Granville	AK - Studios
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr O Kulibaev			16 Knole Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/24

Raised patio and new landscape in the rear garden, new retaining walls.

**Revalidated plan:
Block Plan now provided.**

Comment

Proposed by Cllr Granville on behalf of Eastern Ward:

Sevenoaks Town Council recommended refusal on the grounds of overshadowing and overdevelopment.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03691/LDCPR			Genesis Town Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
J Cullen		Land South of Larches	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/12/23

Creation of a new private way of 13.0m in length by 6.5m wide constructed of black tarmac under Part 6, Class B (d) of the Town and Country Planning General Permitted Development Order as amended.

Comment

Sevenoaks Town Council recommended that the Lawful Development Certificate be refused on the below grounds, and requested that any proposals to install a new access on Ashgrove Road be made via FUL formal application, as per the Town Council's previous recommendation on 23/02915/AGRNOT.

- The Town Council does not consider this land to qualify as being agricultural, which this Lawful Development Certificate application requires it to be. This also as per the District Council's decision on 23/02915/AGRNOT.

- The site has adequate access via an adjacent public byway which is specifically designated for agricultural access, therefore the proposed access is not "reasonably necessary for the purpose of agriculture within the unit"

- Ashgrove Road experiences high traffic and is prone to congestion due to the road being a single track. The Town Council considers this to be relevant due to the planning history of the site, in that Outline planning permission was refused in March 2023 due to issues related to access.

Planning Applications Considered

Applications considered on 5-2-24

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00060/HOUSE	Summer Aucoin 09/02/2024	Cllr Gustard	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Allen		The Dene	9 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/01/24
Replacement of existing glazed conservatory with new, partly glazed extension and alterations to driveway.				

Comment

Sevenoaks Town Council recommended approval.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00064/HOUSE	Summer Aucoin 14/02/2024	Cllr Gustard	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms R Emms			19 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/01/24
Erection of an outbuilding and proposed landscape works to the front of the property.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no loss of amenity to neighbours.

Planning Applications Considered

Applications considered on 5-2-24

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00068/FUL	Samantha Yates 09/02/2024	Cllr Camp	DC Hudson & Partner LL
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr E Ansari		The Old Meeting House	St Johns Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/01/24	
Change of use to a place of worship. Works to fenestration.				

Comment

Sevenoaks Town Council recommended refusal, unless:

- The Highways Department and Planning Officer are satisfied with the full details of the Transport Plan.
- A condition is placed requiring the mitigation measures detailed in section 3 of the Noise Impact Assessment be installed and completed prior to the change of use commencing.
- A condition be placed that prohibits any amplified music (recorded or live) being played. This is in case there is intended to be any other use taking place in the hall, such as private functions or other celebrations.
- The effect of these measures to mitigate noise disturbance is monitored and the results, including an annual report, with any amendments that are reasonably required to these measures, be submitted annually to the Local Planning Authority.
- A Travel Plan is completed* which confirms that the change of use would result in no harm in terms of local parking, amenity, highway safety, or capacity efficiency - to be approved by the Local Planning Authority.
- The Travel Plan, once approved, is implemented in full and monitored at yearly intervals, and the results - including an annual report - together with any amendments that are reasonably required to the Travel Plan, is submitted for approval of the Local Planning Authority.

Informative:
 *The Town Council noted that 14 appendices on methodology are currently missing but anticipated from the Transport Plan, which it awaits the receipt of.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00093/HOUSE	Abbey Aslett 14/02/2024	Cllr Willis	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Knight			27 The Drive	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			24/01/24	

Demolition of existing single storey side extension and proposed new single storey rear/side extension with rooflights and solar panels, internal alterations including the addition of an internal lift and associated landscaping.

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the materials, and the Arboricultural Officer being satisfied that there is no damage to trees.

Planning Applications Considered

Applications considered on 5-2-24

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00101/HOUSE	Samuel Odell 16/02/2024	Cllr Daniell	Nadia Ledger Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Smith		Cumbrae	Brittains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/24
Relocation of front door with new porch to the front elevation and internal alterations.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00139/FUL	Summer Aucoin 16/02/2024	Cllr Varley	Blackburn Architects Limit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr P Bailey			65 Weald Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/24
Removal of existing mock tudor details with replacement finishes, replacement porch canopy, painted fascias and soffits.				

Comment

Sevenoaks Town Council recommended approval.

Appeal Decision

Site visit made on 17 January 2024

by Michael Evans BA MA MPhil DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31 January 2024

Appeal Ref: APP/G2245/D/23/3328771

72 Brattle Wood, Sevenoaks TN13 1QU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr and Mrs K Parfitt against the decision of Sevenoaks District Council.
 - The application Ref 22/03572/HOUSE, dated 16 January 2023, was refused by notice dated 13 June 2023.
 - The development proposed is described on the application form as "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".
-

Decision

1. The appeal is dismissed.

Main issue

2. The main issue in this appeal is the effect on the streetscene and the character and appearance of the host dwelling and locality.

Reasons

3. The appeal concerns a two storey detached dwelling in a street that is characterised by such properties. The site is located within the White Hart Area as defined in the Council's Supplementary Planning Document: Sevenoaks Residential Character Area Assessment (RCAA), Adopted April 2012. This indicates that a relatively regular building line is a positive feature of this area. I saw at my site visit that this is a noticeable characteristic in Brattle Wood within the vicinity of the appeal site.
4. However, the proposed development includes a front addition to provide a garage that would project towards the street, extending appreciably beyond the established building line. The depth would be significant and not much less than that of the main two storey body of the dwelling. It would extend across part of the front elevation from the side of the new porch to beyond the south facing flank. The roof would rise just above the cill level of first floor windows.
5. In these circumstances, rather than being a subservient or modestly sized extension, because of aspects such as the depth, height, scale and mass it

would appear overly dominant and disproportionately large, overwhelming the front elevation. Moreover, it would also unacceptably disrupt the established building line, appearing visually intrusive in the street. These detrimental effects would occur despite the slopes of the roof around the outside of the front extension matching the angle of those on the main roof.

6. There is existing planting to the front of the site, a new two metre high hedge is shown on the plans and a condition concerning new planting could be imposed. However, even with additional landscaping and the existing vegetation, the garage would still be clearly seen through the widened access into the property. Furthermore, planting could die or be removed by future occupiers and it is likely that the garage would be an appreciably longer lasting feature of the locality. I saw during my site visit that there is some variation in ground levels in the vicinity and that the adjacent dwelling at no. 74 is at a higher level. However, neither of the above considerations would significantly mitigate the adverse effects I have found, which would still be readily apparent from the street.
7. The Appellant has referred to planning permissions granted by the Council for a garage at 82 Brattle Wood and development at 49 Brattle Wood that includes a garage projecting toward the street. However, the latter is on a corner plot at the junction with White Hart Wood and no. 82 is at the end of the line of properties towards Beechmont Road. Neither of these properties therefore have dwellings immediately adjacent to both sides, unlike in this instance. Consequently, the visual impact on the building line in this case would be considerably different. I saw at my site visit that the garage at no. 82 has a fairly low entirely flat roof unlike the current garage proposal which would be noticeably taller. Moreover, these are also fairly unusual and isolated instances that should not be used as a precedent for additional development.
8. For the above reasons, it is concluded that the development would harm the streetscene and the character and appearance of the host dwelling and locality.
9. There would be conflict with Core Strategy 2011, Policy SP 1 and Allocations and Development Management Plan 2015, Policy EN1 and Sevenoaks Town Neighbourhood Plan Policy C4. Taken together and among other things, these intend that proposals should create a high quality of design responding to the layout, site coverage and distinctive local character of the area, as well as taking account of the RCAA.
10. There would be conflict with the guidance in the Council's Supplementary Planning Document, Residential Extensions 2009, where it is indicated that extensions should normally respect existing building lines and not be of a size or proportion that harms the integrity of the design of the original dwelling. It is also advised that garages in front of the building line will not normally be allowed. The front extension would also be contrary to the guidance in the RCAA that development should respect the relatively regular building line.
11. In the National Planning Policy Framework it is indicated that decisions should ensure that developments satisfy a number of considerations. These include that the proposed development should add to the overall quality of the area, as well as being visually attractive and sympathetic to local character, which would not be achieved in this case.

12. It is pointed out that the appeal site is not near any Listed Buildings or within a Conservation Area and the Town Council recommended approval. It is also explained that the scheme was revised during the Council's consideration of the application, with the size of the front addition being reduced. Nevertheless, these matters do not confer acceptability on the appeal, which must be considered on its own merits.
13. The Appellant has submitted a bat survey with the appeal in response to the Council's second reason for refusal. However, regardless of this and even if this matter could be satisfactorily addressed by the imposition of conditions, this would not justify accepting the development given the adverse effects that I have found in relation to the streetscene and character and appearance. Despite the acceptability of the other parts of the overall development to which the Council has raised no objections and taking account of all other matters raised, it is determined that the appeal fails.

M Evans

INSPECTOR

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From:

Sent: Thursday, January 25, 2024 2:05 PM

To: Sevenoaks Town Council, Sevenoaks District Council, Chair of Sevenoaks Town Council Planning Committee, Local MP

Subject: Zebra Crossings on London Road

Hi,

I am writing to complain about the zebra crossings on London Road, specifically by Marks and Spencer and at the top by Branded.

I had a baby in September 2023, and I live near the town centre in Victoria Road, so I regularly walk into town with my baby in the pram.

I have lost count of the number of times drivers have completely disregarded the zebra crossing and driven straight over it, not only while I'm waiting, but while I'm actually on it. It tends to be that traffic will stop on the side I am crossing from, but drivers on the opposite side are totally oblivious and drive straight across - sometime this is due to them stopping to let a car turn into M&S and then them revving to speed through once the car has turned without consideration for what else may be going on ahead.

The most recent incident was yesterday afternoon. I was crossing at the top of town, and cars stopped on the side I was crossing from. A car was driving up on the other side of the road, but still quite far away so I began to cross (highway code states that cars are to stop for a pedestrian who is on a zebra crossing) and to my shock the car just carried on and drove straight across the crossing whilst I was on it, barely missing the pram with my 3 month old baby in it by a few steps.

I posted about this incident on the app 'next door' and have been shocked by the number of comments stating that this is a regular occurrence and that many people experience this.

I am unsure if it is selfishness or entitlement, but it is becoming a really scary stretch of road for people with infants and children to cross.

I believe that pelican crossings such as are on the high street would suit this stretch of road much better as sadly the drivers using this road seem to have a total lack of care or consideration for pedestrians.

I would go so far as to say I believe many drivers utilise London Road as opposed to the High Street purely to avoid being "inconvenienced" by traffic lights, and therefore believe they do not have to stop for anyone.

The way things are at the moment it is not long before there will be a tragedy on this stretch of road. I still cannot express the absolute fear I felt yesterday afternoon at how close that car came to killing my baby.

Kind regards

Sevenoaks Town resident

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Current Matters – for Sevenoaks Town Council’s Planning Committee 19/02/2024

Items requiring Action by the Committee are highlighted ORANGE. Those awaiting update before they can be actioned are not.

Minute Number and Date	Action	Update/Status
294 29 th August 2023 (Action agreed)	To run a second consultation on KCC and the Sevenoaks Joint Transportation Board’s (JTB) revised 20mph proposals.	Consultation documents prepared by STC with Cllr Shea and Cllr Clayton’s oversight.
367 25 th September 2023 (Working Group formed)	To fund implementation of any resulting approved 20mph scheme.	Consultation completed and ran 1 st November to 14 th December 2023. Data analysis completed by STC and Lake Market Research. Data supplied to KCC and JTB for consideration at next JTB meeting.
145(e) – bullet point 3 3 rd July 2023 (Action agreed)	RESOLVED to request traffic mirrors at:	KCC’s site investigations found no accident data recorded and the locations therefore unviable. Because their data is a year behind and Cllrs are aware of at least two reported accidents within the last year however, KCC have agreed to reinvestigate in April 2024, once their traffic data has been updated.
335 11 th September 2023 (Action delayed by lack of KCC accident data)	<ul style="list-style-type: none"> • The junction where Brittain’s Lane meets Oak Lane, • Where Burntwood Road meets Ashgrove Road, • On Brittain’s Lane where Ashgrove Road meets Oak Lane, 	
407(c) 9 th October 2023 (Action agreed)	Also a concealed entrance sign on Oak Lane, past Dibden Lane where it approaches Brittain’s Lane and Ashgrove Road.	
232(c) 17 th July 2023 (Action agreed)	To continue working with Oxford Parish Council on active travel options between the two parishes.	Working Group membership updated comprising Cllr Clayton, Cllr Shea and Cllr Dr Dixon. Awaiting action from SDC on their proposed Oxford to Sevenoaks cycling route.
HIP Priority Number 9	STC to prepare a map of locations for a Traffic Regulation Order to provide corner protections at various locations.	Recommendation: That a Working Group be formed to progress this.
468 6 th November 2023 (land above Wildlife Reserve)	RESOLVED for the following sites to be submitted as Assets of Community Value	Pending

<p>510 29th November 2023 (Allotment site)</p> <p>405 9th October 2023</p>	<ul style="list-style-type: none"> • Land above the Wildlife Reserve through which the Darent Valley path cuts • Additional allotment site as proposed in STNP (priority) • St Johns Hill Car Park • Play space at the end of Watercress Drive • Allotments at the end of Heathfield Road • Depo building on Otford Road • Horse field on Bradbourne Vale Road • Scout huts located left of the above horse field 	
<p>657.c.i 5th February 2024</p>	<p>RESOLVED to note Sevenoaks Residential Character Area Assessment locations where trees and hedgerows contribute significantly in the Planning Committee’s responses to planning applications.</p>	<p>Pending: These will be extracted and collated into one document for Councillors’ easy reference, when considering planning applications which propose impact on trees or hedgerows.</p>
<p>657.c.ii 5th February 2024</p>	<p>RESOLVED to liaise with Kent Wildlife Trust regarding STNP objectives.</p>	<p>Pending</p>
<p>657.c.iii 5th February 2024</p>	<p>RESOLVED to prioritise Community Asset nomination for the land proposed in the STNP for future allotments.</p>	<p>Pending</p>
<p>657.c.iv 5th February 2024</p>	<p>RESOLVED for Biodiversity Policy L1 to be strengthened</p>	<p>Recommendation for this to be completed at the STNP’s 5-year review is to be included in STNP Annual Report. Due to be agreed by the STNP Monitoring & Implementation Group 7th May 2024, and approved by the Planning Committee with any amendments 20th May 2024.</p>
<p>657.c.v 5th February 2024</p>	<p>RESOLVED for Policy L7 to be amended to include</p>	<p>Recommendation for this to be completed at the STNP’s</p>

	reference to Mill Pond (in addition to Bradbourne Lakes).	5-year review is to be included in STNP Annual Report. Due to be agreed by the STNP Monitoring & Implementation Group 7 th May 2024, and approved by the Planning Committee with any amendments 20 th May 2024.
438(3) 30 th October 2023	To implement a Town Centre and St John's Hill Masterplan.	Urban Initiatives Studio have been commissioned to complete two separate Masterplans and are expected to provide a report on the Outline Proposal and Action Plan by the end of February 2024.
440 30 th October 2023	To pursue Feasibility Study for a Sevenoaks Dunton Green walking and cycling route, as identified in the STNP.	Phil Jones Consultants have been commissioned to produce this. Currently waiting on land owners about potential wayleave conversations in the future.
	Monitoring of STNP policy application in planning application decisions, and actioning of projects.	In progress via Monitoring & Implementation Group Annual Report expected 20 th May 2024.

Completed Matters – for Sevenoaks Town Council Planning Committee 19/02/2024 – Actions COMPLETED since the election of the Town Council’s new Councillors 2023-2027:

Minute Number and Date	Action	Update/Status
<p>114 5th June 2023 (Working Group formed)</p> <p>194(e), 194(g) and 194(h) 3rd July 2023 (Action completed)</p> <p>404(b) 9th October 2023 (Working Group formed)</p>	<p>To produce and agree a formal response to Sevenoaks District Council (SDC) and Kent County Council’s (KCC) joint proposals for an East to West Walking, Wheeling and Cycling route in Sevenoaks Town.</p>	<p>Completed via a Working Group comprising Cllr Clayton, Cllr Shea and Cllr Skinner.</p> <p>Agreed by Planning Committee 3rd July 2023. Response submitted to SDC, in addition to one letter going into greater detail on the responses, and a second letter to notify SDC and KCC of land owned by STC and affected by the proposed route.</p> <p>Working Group comprising KCC Officers, Town Councillors and local landowners formed to agree most appropriate route. Members comprising Cllr Shea, Cllr Skinner, Cllr Clayton and Cllr Willis.</p>
<p>145(e) 19th June 2023 (Agreed to update)</p> <p>223(d) 17th July 2023 (Working Group formed)</p> <p>264 31st July 2023 (Action completed)</p>	<p>To update STC’s Highway Improvement Plan (HIP), for resubmission to KCC.</p>	<p>Completed via a Working Group comprising Cllr Shea, Cllr Ancrum and Cllr Varley.</p> <p>HIP agreed by Planning Committee 31st July 2023, and submitted to KCC for review. Some items requiring additional information from STC (see Current Matters).</p>
<p>197 3rd July 2023 (Action agreed)</p> <p>332 11th September 2023 (Action completed)</p>	<p>To produce and agree a formal response to KCC’s Emerging Local Transport Plan.</p>	<p>Cllr Clayton’s draft letter was received in lieu of questionnaire response by the Planning Committee on 11th September 2023, and was approved with amendments and submitted to KCC.</p>
<p>196 3rd July 2023</p>	<p>To informally consult on proposed additional</p>	<p>Due to equal mix of strong responses from the informal</p>

<p>(Action agreed)</p> <p>466 6th November 2023 (Action completed)</p>	<p>parking restrictions at the Keep Clear section at Clare Way, and decide whether to pursue a Traffic Protection Order to enforce it.</p>	<p>consultation, Councillors agreed to keep the situation under review, with the hopes that the consultation and potential for subsequent TRO would act as a successful deterrent.</p>
<p>269 31st July 2023 (Action agreed)</p> <p>298 29th August 2023 (Action completed)</p>	<p>To produce and agree a formal response to KCC's Family Hub Services public consultation.</p>	<p>Copy of Cllr Gustard's personal response was received, amended and approved by the Planning Committee on 29th August 2023.</p>
<p>285 14th August 2023 (Action agreed)</p> <p>299 29th August 2023 (Action completed)</p>	<p>To produce and agree a formal response to Southeastern's consultation on the proposed future of ticket offices.</p>	<p>Cllr Clayton's draft response and other collated Cllr responses were received, amended and approved by the Planning Committee on 29th August 2023.</p>
<p>405 9th October 2023 (Action completed)</p>	<p>Register Longspring Woods and Longspring Field as Assets of Community Value</p>	<p>Longspring Woods confirmed successful, Longspring Field confirmed unsuccessful.</p>
<p>508 20th November 2023 (Action agreed and Working Group formed)</p> <p>592 8th January 2024 (Action completed)</p>	<p>To produce and agree a formal response to SDC's Local Plan 2040 Regulation 18 Part 2 Public Consultation</p>	<p>Completed via Working Group comprising Cllr Wightman, Cllr Gustard, Cllr Dr Canet and Cllr Shea, with assistance from Planning Committee Clerk and comments from Cllr Clayton. Approved by Planning Committee 8th January 2024. Submitted to Sevenoaks District Council 11th January 2024.</p>
<p>556 4th December 2023 (Action agreed)</p> <p>593 8th January 2024 (Action completed)</p>	<p>To produce and agree a formal response to KCC's Draft Local Flood Risk Management Strategy</p>	<p>Draft response prepared by Cllr Granville, amended with Planning Committee comments agreed 18th December 2023. Approved by Planning Committee 8th January 2024 Submitted to Kent County Council ...</p>

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Decision Notices published by Sevenoaks District Council OR Kent County Council from **30th January 2024 to 12th February 2024** on plans which Sevenoaks Town Council was consulted upon for comment, **in order of reference number (ascending)**.

STC Comment dates are written in **bold** text, where the comment was made by a Town Councillor during the **current** electoral term (2023-2027). Instances where SDC have decided against STC's recommendation are written in **red**.

Reference Number	Address & Ward	Ward Cllr	STC Recommendation (abridged)	SDC Decision (abridged)
23/01379/FUL	93 Hitchen Hatch Lane – St Johns	Cllr Skinner	5th June 2023: STC recommended approval, 4 conditions, 1 informative. 23rd October 2023: STC recommended approval. 6th November 2023: STC recommended approval, 1 condition.	5 th February 2024: SDC Granted, 14 conditions.
23/02100/HOUSE	Pounsley House, Pounsley Road – Adjoining Parish	Cllr Shea	29th August 2023: STC did not provide comment.	1 st February 2024: Withdrawn.
23/02649/FUL	9 Crownfields – Town	Cllr Willis	9th October 2023: STC recommended refusal, 5 grounds. 4th December 2023: STC recommended refusal, 5 grounds.	2 nd February 2024: SDC Refused, 2 grounds.
23/02990/HOUSE	10 Park Lane – Eastern	Cllr Clayton	4th December 2023: STC recommended approval, 1 condition. 22nd January 2024: STC recommended approval, 1 condition.	2 nd February 2024: SDC Granted, 3 conditions.
23/03125/HOUSE	5 Brattle Wood – Kippington	Cllr Daniell	20th November 2023: STC recommended approval.	5 th February 2024: SDC Granted, 3 conditions.

23/03252/HOUSE	51 The Rise – Kippington	Cllr Daniell	18th December 2023: STC recommended approval, 1 condition.	1 st February 2024: SDC Granted, 3 conditions.
23/03296/FUL	37 High Street – High Street	Cllr Michaelides	18th December 2023: STC recommended approval , 1 condition, 1 informative.	12 th February 2024: SDC Refused , 1 ground.
23/03353/HOUSE	55 St Johns Hill – St Johns	Cllr Dr Dixon	18th December 2023: STC recommended refusal , 3 grounds. 5th January 2024: STC recommended refusal , 3 grounds.	8 th February 2024: SDC Granted , 3 conditions.
23/03384/HOUSE	4 Quaker Close – Eastern	Cllr Clayton	18th December 2023: STC recommended approval, 1 condition.	30 th January 2024: SDC Granted, 4 conditions.
23/03477/FUL	Sevenoaks School, High Street – Town	Cllr Granville	3rd January 2024: STC recommended approval.	9 th February 2024: SDC Granted, 3 conditions.
23/03490/FUL	Land South of 47 St Johns Hill – St Johns	Cllr Dr Dixon	8th January 2024: STC recommended approval, 1 condition, 1 informative.	9 th February 2024: SDC Granted, 10 conditions.
23/03542/HOUSE	63 Bosville Drive – Northern	Cllr Dr Canet	8th January 2024: STC recommended approval.	30 th January 2024: SDC Granted, 4 conditions.

Planning Applications to be Considered

Planning Applications received to be considered on 19 February 2024

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03054/ADV	Stephanie Payne 22/02/2024	Cllr Willis	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss C Collins		Ground Floor	26-28 Pembroke Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/02/24
23/03054/ADV - Amended plan				
<p>Signage to identify the company on the external façade of the premises plus directional signage for car parking and entry way. Covering all four sides of the building and use of boundary wall along with two freestanding pillar mounted signs at angles to the road replacing current signage.</p> <p>A summary of the main changes are set out below:</p> <p>The amount and locations of the adverts has been revised and revised information regarding their specifications and illuminations has been provided.</p>				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S2SA0RBKJCK00			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03232/HOUSE	Stephanie Payne 27/02/2024	Cllr Clayton	Coleman Anderson Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Ramsay			10 Wildernesse Mount	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/02/24
23/03232/HOUSE - Amended plan				
<p>Installation of Samsung Air Source Heat Pump on Front Elevation, with associated acoustic timber fence panelling.</p> <p>A summary of the main changes are set out below:</p> <p>Revised drawings have been provided which now incorporate acoustic fencing rather than a covering to the Air Source Heat Pump.</p>				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S3PP11BKJTI00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03429/HOUSE	Christopher Park 20/02/2024	Cllr Layne	Designhomeplan Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Micallef			50 St Johns Hill	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/01/24
23/03429/HOUSE - Amended plan				
<p>Hardstanding to the principal elevation of dwelling.</p> <p>A summary of the main changes are set out below:</p>				

Planning Applications to be Considered

Planning Applications received to be considered on 19 February 2024

The site location plan includes communal land not within the sole ownership of the applicant. Therefore, given that notice was not served under an ownership certificate, the site location plan has been amended to exclude the land beyond the rear boundary.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S4N0QMBKKCU00>

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03528/LBCALT	Abbey Aslett 28/02/2024	Cllr Michaelides	Howard Sharp and Partners

Case Officer

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Martin and Cornford		43B London Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			07/02/24

23/03528/LBCALT - Amended plan

Change of use from Class E to 1 dwelling. Alterations to fenestration. Internal alterations. Removal of air conditioning units.

A summary of the main changes are set out below:

Updated proposed elevation drawings to correlate with the proposed floor plans.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S55JQ8BKKLN00>

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03620/FUL	Stephanie Payne 26/02/2024	Cllr Ancrum	Carmen Austin Architecture Ltd

Case Officer

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C & D McCready		155 Seal Hollow Road	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			05/02/24

Subdivision of the plot and erection of new dwelling.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S5KCU0BKSP00>

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00068/FUL	Samantha Yates 28/02/2024	Cllr Camp	DC Hudon & Partner LLP

Case Officer

<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr E Ansari	The Old Meeting House	St Johns Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			07/02/24

24/00068/FUL - Amended plan

Change of use to a place of worship. Works to fenestration.

Web link <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S75J0NBK0UL00>

Planning Applications to be Considered

Planning Applications received to be considered on 19 February 2024

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00168/HOUSE	Summer Aucoin 21/02/2024	Cllr Daniell	Carmen Austin Architecture Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr M and Mrs A Le Roux		Tanglewood Muchley	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				31/01/24
Double storey side extension, single storey side extension, porch and two garages. Internal alterations and roof alterations.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7Q4SCBKLNC00			

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00181/HOUSE	Summer Aucoin 28/02/2024	Cllr Dr Dixon	Sevenoaks Plans Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Dennis			25 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/02/24
Extend existing dropped kerb, provision of new permeable driveway and associated landscaping.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=S7RZG6BKLOA00			