

11th July 2018



You are summoned to attend a meeting of the PLANNING COMMITTEE to be held at 7:00pm in the Council Chamber at the address below on **Monday** 16th July 2018.

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

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

Town Clerk

Committee Members

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

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

PUBLIC QUESTION TIME

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

AGENDA

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

Town Council Offices
Bradbourne Vale Road
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577
email: council@sevenoakstown.gov.uk
web: sevenoakstown.gov.uk

2 REQUESTS FOR DISPENSATIONS

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

3 DECLARATIONS OF INTEREST

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

4 MINUTES

To receive and sign the minutes of the planning committee meeting held 2nd July 2018.

5 LOCAL PLAN REVIEW

To receive and note that, subject to approval by Cabinet on 12th July 2018, the Sevenoaks District Council consultation on the new local plan will commence on 16th July 2018.

To consider the formation of a small working group to consider the consultation and assist in the production of a draft response on behalf of the Town Council.

6 PLANNING APPEALS

(a) To receive and note the following appeals have been submitted:

- i. 30 South Park
- ii. 5 Hawkes Place

(b) To receive and note the following decisions have been made:

- i. 18 Wickenden Road

7 PLANNING APPLICATIONS

(a) To receive and note applications considered under Chairman's Action.

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

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

(c) The meeting will be reconvened to consider planning applications received from the Sevenoaks District Council during the two weeks ending the 11th July 2018

8 PRESS RELEASES

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

Minutes of the PLANNING COMMITTEE held in the Council Chamber, Town Council Offices, Bradbourne Vale Road, Sevenoaks on 2nd July 2018 at 7:00pm

Present:

Committee Members

Cllr Arnold	Present	Cllr Parry	Present
Cllr Busvine OBE	Apologies	Cllr Parson	Apologies
Cllr Canet	Apologies	Cllr Piper - Chairman	Present
Cllr Chakowa	Apologies	Cllr Raikes	Present
Cllr Clayton	Apologies	Cllr Schneider	Apologies
Cllr Eyre – Vice Chairman	Present	Cllr Towell	Present
Cllr Hogarth	Apologies	Cllr Waite	Arrived: 7:42pm
Cllr Mrs Parry	Present	Cllr Walshe	Present

Also in attendance:

Assistant Town Clerk

Town Clerk

3 members of the public

PUBLIC QUESTION TIME

None

125 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

126 **DECLARATIONS OF INTEREST**

Cllr Raikes declared a non pecuniary interest in application:

[11] Orchard Court Wildernesse Avenue

127 **DECLARATIONS OF LOBBYING**

All Councillors declared they had been lobbied in respect of application:

[10] Fallowfield 2 Letterbox lane

Cllr Arnold declared he had been lobbied in respect of application:

[1] Little Wood Woodland Rise

128 **MINUTES**

The Committee received and considered the minutes of the Planning Committee meeting held on the 18th June 2018

RESOLVED: that the minutes be approved and signed as an accurate record.

129 **PLANNING APPLICATIONS**

(a) The Committee noted applications submitted under Chairman's Action.

(b) The Committee considered the planning applications received from Sevenoaks District Council during the two weeks ending 27th June 2018 and **it was RESOLVED**

that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

130 PRESS RELEASES

None

Finished 7:50pm

Planning Applications Considered

Applications considered on 2-7-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00694/HOUSE	Sean Mitchell 05-07-2018	Cllr Arnold	Mr Goodhew 779580
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs D Rao		Little Wood	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/06/18
<p>Demolition of existing garages, front porch and single storey side extension. Extension to basement. Erection of two storey front and side extensions, single storey and part two storey side extensions, single storey rear to include terrace at first floor. Alteration to fenestration and new chimney. Erection of a double garage and associated landscaping.</p> <p>18/00694/HOUSE - Amended plan</p> <p>Amended plans and heritage statement received.</p> <p>18/00694/HOUSE - Amended plan</p> <p>Additional information submitted being Construction Method Statement.</p>				

Sevenoaks Town Council recommended refusal on the following grounds:

- Overdevelopment of the site, due to the bulk and scale of the proposal
- Inappropriate design which fails to improve or enhance the character of the conservation area.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01623/HOUSE	Holly Pockett 04-07-2018	Cllr Waite	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Steve Tomkins			1 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/18
<p>Demolition of flat roofed side extension and rear extension, and erection of a part single storey side and rear extension and part first floor extension.</p> <p>18/01623/HOUSE - Amended plan</p> <p>Amended plans.</p>				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the materials will be in keeping with the existing property and surrounding area.

Planning Applications Considered

Applications considered on 2-7-18

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01672/CONVAR	Natalie Rowland 09-07-2018	Cllr Piper	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr E Kerr		Ferniehirst	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/18
Variation of condition 2 (materials), condition 3 (materials) and condition 7 (approved plans) of SE/15/02725/FUL (Demolition of detached two storey, four bed house with integral double garage. Construction of new detached two storey, five bed house with basement, rear facing terraces and a detached double garage and reconfigured driveway) with amendment to the front elevation and reconfiguration of a linked double garage.				

Sevenoaks Town Council recommended approval

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01675/ADV	H Donnellan 09-07-2018	Cllr Busvine	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs P McMullan			2 Blighs Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/18
Erection of a fascia and hanging sign.				

Sevenoaks Town Council refusal as the fascia sign is internally illuminated contrary to STC policy for signage in the Town and the blighs signage design guide.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01790/LDCEX	Louise Cane 04-07-2018	Cllr Chakowa	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Lipington		Unit 1, Wealden Place	Bradbourne Vale Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/06/18
Replacement of windows and door to shutter door.				

Sevenoaks Town Council recommended approval.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01809/HOUSE	Louise Cane 16-07-2018	Cllr Hogarth	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms E Carey			1 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/06/18
Replace existing fence (137cm high, close boarded) with a new fence (195cm high, close boarded) and replace hinged wooden gate with 3m wide sliding wood/metal gate.				

Sevenoaks Town Council recommended approval subject to the retention of existing shrubbery.

Planning Applications Considered

Applications considered on 2-7-18

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01819/HOUSE	Natalie Rowland 11-07-2018	Cllr Parry	Mr Bavarksis 0794998450
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Jack		East Weald	135 Brittain Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/18
Demolition of existing side extension, rear gable, side bay window. Erection of two storey rear extension with dormer, rooflights, single storey side extension. Juliet balcony to side and alterations to fenestration.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that the proposal does not detract from a locally listed building.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01820/HOUSE	Louise Cane 09-07-2018	Cllr Piper	Mr D Dennis 240140
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Palin			4 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/18
Demolition of the conservatory and chimney. Erection of ground floor rear extension with rooflights and ground & first floor side extension; proposed roof conversion with rear dormer; alteration to fenestration; new retaining wall at side; enlarging car parking area.				

Sevenoaks Town Council recommended refusal unless officers are satisfied no overlooking particularly no 60 Brittain lane.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01827/FUL	H Donnellan 05-07-2018	Cllr Mrs Walshe	Mr Goulding 0208504971
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Whiteman (Greensleeves C		Gloucester House	Lansdowne Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/06/18
Demolition of brick walls. Erection of a single-storey front extension to main kitchen.				

Sevenoaks Town Council recommended appro

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01835/FUL	Natalie Rowland 05-07-2018	Cllr Piper	Mr Thompson 01689 836
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wills		Fallowfield	2 Letter Box Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/18
Erection of a single storey rear extension. Creation of habitable rooms within roof space including rear dormer. Alterations to fenestration. Erection of attached dwelling and associated works.				

Sevenoaks Town Council recommended refusal as the proposal fails to comply with guidance set out in the residential character area assessment SPD. The cramped joint front garden with 4 car parking spaces would have a detrimental impact on the street scene.

Planning Applications Considered

Applications considered on 2-7-18

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01838/HOUSE	Holly Pockett 04-07-2018	Cllr Arnold	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs L Branford		Orchard Court	Wilderness Avenue	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/18
Single storey side extension with lantern rooflight.				

Sevenoaks Town Council recommended approval

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01839/HOUSE	Holly Pockett 05-07-2018	Cllr Piper	Mr Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs D Smith		Beaconhurst	18 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/18
Demolition of existing shed. Erection of a detached double garage.				

Sevenoaks Town Council recommended approval

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01853/HOUSE	H Donnellan 05-07-2018	Cllr Canet	Mrs Sheridan 077919541
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A l'anson			39 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/06/18
Erection of two storey side extension.				

Sevenoaks Town Council recommended approval

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01857/HOUSE	Louise Cane 11-07-2018	Cllr Parry	Mr Sharp 07584704570
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
M Kerrison		The Beeches	Little Julians Hill	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/06/18
Erection of a retaining wall in rear garden.				

Sevenoaks Town Council recommended approval

Planning Applications Considered

Applications considered on 2-7-18

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01867/CONVAR	Sean Mitchell 06-07-2018	Cllr Mrs Walshe	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Hards (on behalf of The Sevenoaks Vine Club)		The Sevenoaks Vine Club All	Hollybush Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/06/18
<p>Variation of condition 2 (authorised period of use and illumination) of application reference 05/01745/FUL for alterations to existing artificial pitch, to widen and lengthen, new warm up area, replacement 3m high fencing, new pitch carpet, storage shed and team shelters and replacement floodlights to 500 lux. In order for the 18.00 end time on a Saturday to be extended by 30 minutes to 18.30 on up to 12 Saturdays per season and for the 10.00 start time on a Sunday to be changed to (sic) so that coaching can begin at 09.00.</p>				

Sevenoaks Town Council recommended approval subject to a condition requiring the production and adherence to a suitable parking and traffic management plan. The Town Council notes that other sporting clubs in the area, including rugby and football, are required to comply with similar plans which restrict parking on surrounding residential streets and limit the hours in which parking is allowed.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01878/FUL	Louise Cane 12-07-2018	Cllr Towell	Mr B Best 455029
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Best			4 Westwood Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/06/18
<p>Demolition of existing garage and outbuildings and rear chimney. Construction of a 2 storey side extension to form a 2 bedroom dwelling. Creating a new access.</p>				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied that this subsequent planning application is not an attempt to obtain consent for the previously refused scheme, and subject to the planning officer being satisfied that this application is an improvement upon the previously granted scheme.

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01886/HOUSE	Natalie Rowland 11-07-2018	Cllr Hogarth	Mr M Bush 740778
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs M Sinclair			18 Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/18
<p>Removal of chimney to facilitate the modification of roof structure to convert the loft space to habitable space. Erection of two dormer windows to front and rear elevation. Rooflight windows to be installed to the rear and side elevation.</p>				

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-7-18

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01889/HOUSE	Holly Pockett 06-07-2018	Cllr Piper	Mr Moss 01892 533321
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Davies			10 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/06/18
Erection of single storey rear extension. Alterations to fenestration. Reconfigure rear retaining walls to increase size of patio.				

Sevenoaks Town Council recommended approval.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01911/HOUSE	H Donnellan 10-07-2018	Cllr Waite	Mr Tomsett 01303 65600
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Alexandra Oates			65 Hartslands Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/06/18
Erection of part two storey and part single storey rear extension with glazed guarding to new patio. Alterations to fenestration.				

Sevenoaks Town Council recommended approval subject to the planning officer being satisfied there will be no loss of privacy or light to immediate neighbours or those in Sandy Lane to the rear.

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01931/HOUSE	Louise Cane 11-07-2018	Cllr Arnold	Ian Mutch 01233 812148
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs B Lynch		High Chart	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/06/18
Re-alignment of existing retaining wall for a single storey extension to conservatory.				

Sevenoaks Town Council recommended approval.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01965/CONVAR	Mr M Mirams 13-07-2018	Cllr Schneider	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Wilson			48 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/06/18
Variation of condition 8 of 17/01722/LBCALT to change of use from redundant offices, flat and outbuilding to provide four flats with amendment to allow repair works to be carried (sic) to roof coverings.				

//Awaiting Chairman's Action//

Planning Applications Considered

Applications considered on 2-7-18

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01972/FUL	Mr M Holmes 16-07-2018	Cllr Mrs Parry	Mr Pickford 452246
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Irfan Yousaf		Land South Of	48 The Moor Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/06/18
The erection of 2 x three bedroom semi detached dwellings at land adjacent to 48 The Moor Road.				

Sevenoaks Town Council recommended approval subject to the roof line being no higher than those of surrounding properties.

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Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG

Direct Dial: 01732 227451
Ask for: Mr Mark Mirams
Your ref:
My ref: SE/17/01857/FUL
Date: 28th June 2018

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: Mr Robert Dee
Site: 30 South Park Sevenoaks KENT TN13 1DU
Nature: Demolition of the existing building and construction of replacement dwelling.
Appeal Ref: APP/G2245/W/18/3198430
SDC Ref: SE/17/01857/FUL
Appeal Start Date: 25th June 2018

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at: <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: the Planning Inspectorate, Zone 3N, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; APP/G2245/W/18/3198430, to arrive by 30th July 2018.

Any representations submitted after the deadline will not normally be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

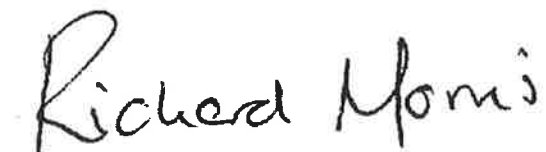
Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeal" booklets free of charge from GOV.UK at:
<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

You will be able to view the Appeal Documents and Decision on the Councils website or online at the Planning Inspectorate's website at:
<https://acp.planninginspectorate.gov.uk>

Yours faithfully,

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive style with a large initial 'R'.

Richard Morris
Chief Planning Officer



BY:.....

Sevenoaks Town Council
Town Council Offices
Bradbourne Vale Road
Sevenoaks
Kent
TN13 3QG

Direct Dial: 01732 227481
Ask for: Sarah Cottingham
Your ref:
My ref: SE/18/00178/FUL
Date: 4th July 2018

Town and Country Planning Act 1990 - Appeal Under Section 78

Dear Sir/Madam,

Appeal by: Mr Tony Gotts
Site: The Pavilion 5 Hawkes Place Sevenoaks KENT TN13 2PF
Nature: Construction of a new dwelling.
Appeal Ref: APP/G2245/W/18/3204272
SDC Ref: SE/18/00178/FUL
Appeal Start Date: 3rd July 2018

An appeal has been made to the Secretary of State against the Sevenoaks District Council's refusal of planning permission for the development described above.

The appeal will be determined on the basis of written representations. The procedure to be followed is set out in Part 2 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009, as amended.

We have forwarded all the representations made to us on the application to the Planning Inspectorate and the appellant. These will be considered by the Inspector when determining the appeal.

If you wish to make comments, or modify/withdraw your previous representation, you can do so online at: <https://acp.planninginspectorate.gov.uk>. If you do not have access to the internet, you can send your comments to: the Planning Inspectorate, Room 3N, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN quoting appeal reference; APP/G2245/W/18/3204272, to arrive by 7th August 2018.

Any representations submitted after the deadline will not normally be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference.

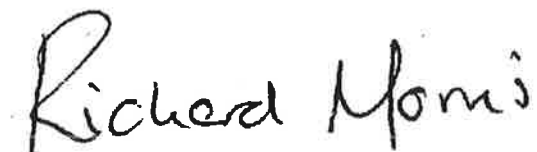
Chief Executive: Dr. Pav Ramewal
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG
Telephone: 01732 227000 DX 30006 Sevenoaks
Email: information@sevenoaks.gov.uk
www.sevenoaks.gov.uk

Please note that any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal.

You can get a copy of one of the Planning Inspectorate's "Guide to taking part in planning appeal" booklets free of charge from GOV.UK at:
<https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>

You will be able to view the Appeal Documents and Decision on the Councils website or online at the Planning Inspectorate's website at:
<https://acp.planninginspectorate.gov.uk>

Yours faithfully,

A handwritten signature in black ink that reads "Richard Morris". The signature is written in a cursive, slightly slanted style.

Richard Morris
Chief Planning Officer



**The Planning
Inspectorate**

Room 3K
Temple Quay House
2 The Square
Bristol
BS1 6PN

Direct Line: 0303 444 5418
Customer Services:
0303 444 5000

Email: NS1.HAS@pins.gsi.gov.uk

www.gov.uk/planning-inspectorate

Your Ref: SE/17/03727/HOUSE
Our Ref: APP/G2245/D/18/3198344

Ms H Rose
Sevenoaks District Council
Assistant Appeals Officer
Council Offices
Argyle Road
Sevenoaks
Kent
TN13 1HG

26 June 2018

Dear Ms H Rose,

Town and Country Planning Act 1990
Appeal by Mr John Johnstone
Site Address: 18 Wickenden Road, SEVENOAKS, TN13 3PL

I enclose a copy of our Inspector's decision on the above appeal(s).

If you have queries or feedback about the decision or the way we handled the appeal(s), you should submit them using our "Feedback" webpage at <https://www.gov.uk/government/organisations/planning-inspectorate/about/complaints-procedure>.

If you do not have internet access please write to the Customer Quality Unit at the address above.

If you would prefer hard copies of our information on the right to challenge and our feedback procedure, please contact our Customer Service Team on 0303 444 5000.

Please note the Planning Inspectorate is not the administering body for High Court challenges. If you would like more information on the strictly enforced deadlines for challenging, or a copy of the forms for lodging a challenge, please contact the Administrative Court on 020 7947 6655.

The Planning Inspectorate cannot change or revoke the outcome in the attached decision. If you want to alter the outcome you should consider obtaining legal advice as only the High Court can quash this decision.

We are continually seeking ways to improve the quality of service we provide to our customers. As part of this commitment we are seeking feedback from those who use our service. It would be appreciated if you could take some time to complete this short survey, which should take no more than a few minutes complete:

https://www.surveymonkey.co.uk/r/Planning_inspectorate_customer_survey

~~Thank you in advance for taking the time to provide us with valuable feedback.~~

Yours sincerely,

Mike Lloyd

Mike Lloyd

Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>

Appeal Decision

Site visit made on 7 June 2018

by **R J Maile BSc FRICS**

an Inspector appointed by the Secretary of State

Decision date: 26 June 2018

Appeal Ref: APP/G2245/D/18/3198344
18 Wickenden Road, Sevenoaks, Kent, TN13 3PL.

- 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 John Johnstone against the decision of Sevenoaks District Council.
 - The application ref: SE/17/03727/HOUSE, dated 24 November 2017, was refused by notice dated 23 January 2018.
 - The development proposed is: "Demolition of existing garage. Erection of single storey rear extension and a two storey side extension, new porch and loft conversion with dormer window."
-

Decision

1. The appeal is allowed and planning permission is granted for demolition of existing garage. Erection of single storey rear extension and a two storey side extension, new porch and loft conversion with dormer window at 18 Wickenden Road, Sevenoaks, Kent, TN13 3PL, in accordance with the terms of the application ref: SE/17/03727/HOUSE, dated 24 November 2017, subject to the conditions set out in Annex A to this decision.

Main Issue

2. The main issue in this case is the effect of the proposed two storey extension upon the living conditions of existing and future residents of 16 Wickenden Road, Sevenoaks.

Reasons

3. This property comprises one of a pair of semi-detached, inter-war houses. It is within an area of similar dwellings and is close to a point where Wickenden Road turns through 90 degrees. Nos. 14/16 span the corner of the street and are set at an angle of 45 degrees to nos. 18/20.
4. Located between the flank elevation of no. 18 and the boundary with no. 16 is an unattractive garage/store of brick construction with a corrugated asbestos roof. That structure immediately abuts the common boundary. Its low pitch roof slopes towards no. 16, thereby rendering it highly visible both from the rear-facing windows of that property and its small rear patio.
5. No. 16 has at some time been the subject of a single storey addition housing a kitchen/dining room. There is a window to the kitchen area, which is closest

to the boundary, together with a casement door to the dining area providing **access to the patio and rear garden.**

6. Policy EN2 of the ADMP¹ seeks to protect the amenities of existing and future occupants of nearby properties by ensuring that development does not result in overlooking or visual intrusion and where the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties.
7. As part of my site visit I was able to view the proposal not only from within the rear garden of no. 18 but, more importantly, from the kitchen/dining room and patio area of no. 16.
8. No. 16 is located to the south of no. 18. As such, there would be only minimal loss of sunlight to its rear-facing windows and single storey addition as a result of the scheme before me.
9. The unusual relationship of 16 and 18 Wickenden Road and the proximity of the two storey element of the proposal to the single storey addition at no. 16 would give rise to some loss of natural light to the kitchen window of that property, although the casement door that serves the dining area would remain largely unaffected. The extension would be restricted to the depth of no. 18, whilst the proposed single storey extension to the rear has a sloping roof. Having regard to the off-set of these two elements of the scheme from the common boundary and the angled relationship between nos. 16 and 18, I am satisfied that any loss of daylight would be within acceptable limits.
10. The two storey side extension would be set away from the boundary with no. 16 by 1m in contrast to the existing garage/store, which immediately abuts it. Again, there would be some visual intrusion to the kitchen window and patio area of no. 16. However, this would not bring about any unacceptable loss of amenity and would be compensated for by the removal of the unattractive garage/store and its unsightly corrugated asbestos roof, which is a very dominant feature as viewed from that neighbouring property.
11. For all of these reasons I have found upon the main issue that, on balance, the two storey extension to no. 18 would not give rise to any unacceptable harm to the living conditions of existing and future residents of 16 Wickenden Road and that development as proposed would accord with the requirements of Policy EN2 of the Local Plan.

Other Matters

12. The scheme includes proposals for a single storey rear extension, porch and a loft conversion. The Officer's Report raises no objection to these elements of the proposal in terms of their impact upon the appearance of the host building or the street scene. They would therefore accord with Policy EN1 of the Local Plan.
13. I agree with the Officer's comments in this regard and that these elements of the works would not adversely impact upon the amenity of nearby residents.

¹ Sevenoaks District Council Allocations and Development Management Plan (adopted February 2015)

Conditions

14. I have considered the three conditions put forward by the Council against the tests of the Framework and advice provided by the Planning Practice Guidance issued on 6 March 2014.
15. The materials to be used in the construction of the external surfaces of the development are specified at section 11 of the planning application form and in the approved plans (Drawing nos. 189_P_40_00 P5 and 189_P_40_01 P5). I consider them to be acceptable and they match, where appropriate, those used in the existing building. Accordingly, a separate condition in this regard is not required.
16. My reasons for the balance of the conditions are:
17. Condition 1 is the standard commencement condition imposed in accordance with section 91(1) (a) of the Town and Country Planning Act 1990. Condition 2, which requires the development to be carried out in accordance with the approved plans, provides certainty.

Conclusion

18. For the reasons given above, I conclude that the appeal should be allowed.

R. J. Maile

INSPECTOR

Schedule of Conditions**Annex A**

- 1) ~~The development hereby permitted shall begin not later than three years from the date of this decision.~~
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing no.

189_X_10_00 P1:	Existing Site Location Plan – scale 1:1250.
189_X_10_01 P1:	Existing Block Plan – scale 1:200.
189_X_20_00 P1:	Existing Floor Plans 00 and 01 – scale 1:100.
189_X_20_01 P1:	Existing Floor Plans 02 and 03 – scale 1:100.
189_X_40_00 P1:	Existing Elevations 00 and 01 – scale 1:100.
189_X_40_01 P1:	Existing Elevations 02 and 03 – scale 1:100.
189_X_30_00 P1:	Existing Sections 00 and 01 – scale 1:100.
189_P_10_01 P3:	Proposed Block Plan – scale 1:200.
189_P_20_01 P7:	Proposed Floor Plans 02 and 03 – scale 1:100.
189_P_30_00 P3:	Proposed Sections 00 and 01 – scale 1:100.
189_P_40_00 P5:	Proposed Elevations 00 and 01 – scale 1:100.
189_P_40_01 P5:	Proposed Elevations 02 and 03 – scale 1:100.

Planning Applications Considered

Applications considered on 10-7-18

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01941/HOUSE	Holly Pockett 16-07-2018	Cllr Piper	Mr Knight 02084645147
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Jiggins			16 Croft Way	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/06/18
Double storey side, single rear and first floor side extensions. Loft and garage conversion to habitable spaces. Rear dormer and juliet balcony. Alterations to fenestration. Raised terracing to garden. Removal of chimneys. Raised terracing to garden. (sic)				

//Chairman's Action//

Sevenoaks Town Council recommended refusal due to the loss of amenity to neighbouring properties and properties in Downsview road arising from overlooking from the Juliette balcony in the roof.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01949/HOUSE	H Donnellan 16-07-2018	Cllr Mrs Parry	Mr Campbell 0772159218
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Jukes			3 Pinehurst	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/06/18
Erection of a single storey side and rear extension.				

//Chairman's Action//

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 10-7-18

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	SE/17/03508/FUL	Mr M Holmes 13-07-2018	Cllr Parson	Mr Anthony 01227 78444
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Holdfirst Ltd			3 Webbs Court	Buckhurst Lane
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/07/18
<p>Change of use of business premises (B1) to residential (C3) and erection of a first floor extension to accommodate 1no. flat.</p> <p>SE/17/03508/FUL - Amended plan</p> <p>Amended plans submitted together with a revised application form confirming completion of Certificate B.</p>				

//Chairman's Action//

Sevenoaks Town Council recommended refusal as:

- The first floor extension would have an overbearing and dominating impact on the garden of 41 Buckhurst Avenue, windows would overlook the garden leading to a loss of privacy
- The ground floor windows on the northern boundary would look directly into the garden of 41 Buckhurst Avenue leading to an unacceptable loss of privacy.

//Informative: The Town Council may be more sympathetic to an application which did not include ground floor windows looking into the garden of 41 Buckhurst Avenue, and which brought the first floor extension back in line with 41 Buckhurst Avenue's boundary line. //

Planning Applications to be Considered

Planning Applications received to be considered on 16 July 2018

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/00850/HOUSE	Louise Cane 24-07-2018	Cllr Piper	Mr D Dennis 240140
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Heath			8 Chichester Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/18
<p>Demolition of garage and rear bay window. Erection of a two storey extension; single storey ground floor extension at rear with roof-lights; two storey extension at front and a new open porch at front. Roof alterations.</p> <p>18/00850/HOUSE - Amended plan</p> <p>The proposed development has been amended.</p> <p>18/00850/HOUSE - Amended plan</p> <p>The proposed plans have been amended.</p>				

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01020/FUL	Sean Mitchell 26-07-2018	Cllr Busvine	Mr Terry 02086655252
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Patel		J H Lorimer	78-78A High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/07/18
<p>Roof extension providing 1no. 1 bedroom flat, 4no. 2 bedroom flats, creation of a residential entrance, a new staircase, a lift shaft and a bin store within the existing retail unit; reorganisation of retail unit.</p> <p>18/01020/FUL - Amended plan</p> <p>No encroachment on the adjoining neighbours, so Certificate B not need to be signed (sic) or notice served.</p>				

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01465/HOUSE	H Donnellan 17-07-2018	Cllr Parson	N/A

Planning Applications to be Considered

Planning Applications received to be considered on 16 July 2018

<i>Case Officer</i>			
<i>Web link</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O. Maddison		6 St Botolphs Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			27/06/18
Construction of a new vehicle crossover.			
18/01465/HOUSE - Amended plan			
Amended red outline and Certificate B.			
Amended proposal description:			
Construction of a vehicular crossover, reduction of levels and retaining walls.			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01527/HOUSE	Holly Pockett 19-07-2018	Cllr Waite	N/A
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrs R Huppach		41 Hillingdon Rise	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			02/07/18	
Erection of first floor extension and loft conversion with dormers.				

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01582/HOUSE	Natalie Rowland 27-07-2018	Cllr Arnold	N/A
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr K Laing-Williams	Wildershaw Cottage	Parkfield	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/07/18	
Replacement of existing wooden five bar gate and posts at front of property with pair of metal gates.				

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01831/LBCALT	Louise Cane 18-07-2018	Cllr Parson	Mr W Glass 832430

Planning Applications to be Considered

Planning Applications received to be considered on 16 July 2018

<i>Case Officer</i>			
<i>Web link</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs T Draper-Stumm		8 Lime Tree Walk	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			28/06/18
Replacement window and omit the repair works and alteration.			

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01950/HOUSE	H Donnellan 17-07-2018	Cllr Waite	Mr Johnson 07989770930
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr D John		2 Wickenden Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/06/18	
Removal of existing porch. New awning to front elevation. New altered fenestration openings to side and rear elevations.				

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01983/HOUSE	Louise Cane 18-07-2018	Cllr Arnold	Mrs Bakunowicz 240507
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Bakunowicz	Tanglewood	Parkfield	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/06/18	
Single storey side and rear extension. Conversion of garage into habitable space.				

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/01986/HOUSE	H Donnellan 18-07-2018	Cllr Busvine	Mr Trute 07540651867
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr S Bamsey		25 Gordon Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/06/18	
Single storey side extension to form porch.				

Planning Applications to be Considered

Planning Applications received to be considered on 16 July 2018

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02037/ADV	Natalie Rowland 20-07-2018	Cllr Schneider	N/A
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Franks			98-116 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/07/18
Erection of hoarding with signage.				

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02053/CONVAR	Natalie Rowland 30-07-2018	Cllr Piper	Mr Barrett 02031211056
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Marriot		Winter Ride	2 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/07/18
Removal of condition 1 (ensuite windows shall be obscured glazing and non openable) of 17/02759/MMA to a minor material amendment of application 15/03778/MMA relating to demolition of existing house and erection of detached dwelling. Proposed amendments consist of fenestration alteration and inclusion of external materials.				

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02055/HOUSE	Natalie Rowland 24-07-2018	Cllr Waite	Mr D Burr 742200
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Dickenson-Standing			17 Cobden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/07/18
Erection of a first floor side/rear extension.				

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02097/HOUSE	Holly Pockett 25-07-2018	Cllr Hogarth	Ms Bignell 07759229222

Planning Applications to be Considered

Planning Applications received to be considered on 16 July 2018

<i>Case Officer</i>			
<i>Web link</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Somjee		24 Woodside Road	St Johns
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			05/07/18
Erection of double storey front corner infill extension and single storey rear extension with modification to roof structure to accommodate the works. Alterations to fenestration and replacement of existing garden wall incorporating gate to the side.			

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02105/MMA	Holly Pockett 25-07-2018	Cllr Waite	Mr Dennis 240140
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr Dennis		14 Wickenden Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/07/18	
Minor material amendment to 17/01305/FUL (Demolition of existing double garage. Erection of 1 no. two bedroom dwelling and associated works) to add an obscured window to the side.				

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02113/CONVAR	Natalie Rowland 27-07-2018	Cllr Mrs Parry	Mr Adcock 01789 414202
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Motor Fuel Group	Shell Select	128 Seal Road	Northern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/07/18	
Variation of condition 1 of 17/02189/FUL for 24 hours opening restricted to the shop and forecourt pumps with amendment to time restrictions to allow the petrol filling station to permanently operate 24 hours x 7 days a week.				

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	18/02150/HOUSE	Alexis Stanyer 30-07-2018	Cllr Raikes	Mr Young 0784140841
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Leslie		7 Amherst Road	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/07/18	
Demolition of existing conservatory, garage and shed to facilitate the erection of a single storey rear and side wrap around extension. Alterations to fenestration.				

Planning Applications to be Considered

Planning Applications received to be considered on 16 July 2018

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	KCC/SE/0089/2018	Miss Mary Green 25-07-2018	Cllr Raikes	Mr Dodson 01227 767770
<i>Case Officer</i>				
<i>Web link</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms E Lerner		Sevenoaks Primary School	Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				27/06/18
Permanent retention of three modular buildings and the alteration of their appearance through the installation of coloured panels onto their existing facades.				