

1st April 2020

REPORT TO PLANNING COMMITTEE

6 APRIL 2020

Cllr K Bonin	Cllr N Busvine OBE (Mayor, ex-officio)
Cllr S Camp (Chairman)	Cllr Dr M Canet
Cllr A Clayton	Cllr A Eyre
Cllr V Granville-Baxter	Cllr R Hogarth
Cllr L Michaelides	Cllr T Morris Brown
Cllr Mrs R Parry	Cllr R Parry
Cllr R Piper (Vice Chairman)	Cllr S Raikes
Cllr C Shea	Cllr E Waite

1. DECLARATIONS OF INTEREST

To receive any disclosures of interest from Members in respect of items of business included in this report.

2. MINUTES

To approve the minutes of the meeting of the Planning Committee held on 23rd March 2020.

3. COVID-19: PLANNING COMMITTEE ARRANGEMENTS

a) To note that face-to-face Planning Committee meetings at the Town Council Offices will be suspended while Social Distancing measures remain in place.

b) To receive and consider a report setting out how the Town Council will continue to:

- Follow the normal date cycle with regards to Planning Committee meetings
- Fulfil its functions as a statutory consultee on planning applications

c) To note that all arrangements are subject to review.

4. PLANNING APPEALS

To receive notice that the following appeal has been dismissed:

Appeal Ref: W/4000581 19/01911/FUL- Land to the Rear of 138-140 High Street

INFORMATIVE: Sevenoaks Town Council made the following comment at Planning Committee on 15th July 2019:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the loss of light to the existing flats in 140A and 142A High Street is within acceptable levels.

5. PLANNING APPLICATIONS

To consider planning applications received during the two weeks ending 31st March 2020, for which the comments will be forwarded to the District Council as a Ward Councillor, Chairman of Planning Committee and Town Clerk delegated decision.

6. PRESS RELEASES

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

Sevenoaks Town Council

**MINUTES OF THE PLANNING COMMITTEE HELD ON MONDAY 23RD MARCH 2020
AT SEVENOAKS TOWN COUNCIL OFFICES**

Meeting Commenced: 7.00 p.m.

Meeting Closed: 7.12 p.m.

Cllr Keith Bonin	Present	Cllr Nicholas Busvine OBE, Mayor	Present
Cllr Sue Camp	Present	Cllr Dr Marilyn Canet, Deputy Mayor	Present
Cllr Tony Clayton	Present	Cllr Andrew Eyre	Present
Cllr Victoria Granville Baxter	Present	Cllr Roderick Hogarth	Present
Cllr Lise Michaelides	Apologies	Cllr Tom Morris Brown	Present
Cllr Rachel Parry	Apologies	Cllr Richard Parry	Present
Cllr Robert Piper	Apologies	Cllr Simon Raikes	Present
Cllr Claire Shea	Present	Cllr Edward Waite	Present

There were no members of the public present.

553 APOLOGIES FOR ABSENCE

Noted as above.

554 REQUEST FOR DISPENSATIONS

There were no requests for dispensations.

555 DECLARATIONS OF INTEREST

There were no requests for Declarations of Interest.

556 MINUTES OF THE PREVIOUS MEETING

RESOLVED: To receive and approve the Minutes of the Planning Committee Meeting held on 9th March 2020.

557 COMMISSIONER FOR THE PUBLIC REALM

RESOLVED:

- i) To receive and note Sevenoaks District Council had announced that Cllr Roderick Hogarth had been appointed Commissioner for the Public Realm.
- ii) Town Councillors to submit by email to Planning Officer suggestions for items to be added to a list of public realm spaces and features within the Town Council's parish.

558 SEVENOAKS DISTRICT LOCAL PLAN

RESOLVED: To receive and note documentation relating to the Government Planning Inspector's decision to reject the Local Plan.

559 TEMPLATE FOR COMMENTING ON PLANNING APPLICATIONS

Noted that during the Coronavirus pandemic it would be most helpful if Councillors used the template previously approved when commenting on planning applications.

RESOLVED: To recirculate the template by email to all Town Councillors.

560 ARRANGEMENTS FOR MEETINGS AND REVIEW OF PLANNING APPLICATIONS SHOULD MEMBERS BE RESTRICTED FROM ATTENDING DUE TO PUBLIC HEALTH ADVICE.

RESOLVED: To note the recent public health advice that meetings should no longer take place until advised to the contrary. Town Council staff will follow the Planning Committee Meeting schedule for as long as possible, distributing documentation on the Wednesday prior to a meeting and requesting responses and comments using the template form on the Monday which would have been a meeting day. Delegated powers will be used as appropriate.

561 PLANNING APPLICATIONS

RESOLVED:

- i) To receive and note comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.
- ii) To note there were no public comments.
- iii) To accept Ward Councillors' comments on planning applications received during the two weeks ending 17th March 2020.

562 PRESS RELEASE

RESOLVED: Not to issue a press release.

There being no further business the Chairman closed the Meeting.

Signed

Chairman

Dated

Planning Applications Considered

Applications considered on 23-3-20

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02804/FUL	Mark Mirams 31-03-2020	Cllr Bonin	Mr R Sonnex 455066
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Shah			43-45 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/20

Conversion of existing redundant commercial building to provide 3 self-contained flats.

19/02804/FUL - Amended plan

Two separate planning and listed building applications were originally submitted, both for conversion to 3no flats. These have been amalgamated into one planning and listed building application to incorporate the entire building of 43-45 High Street and the conversion into 6no flats.

19/02804/FUL - Amended plan

Amended proposal description:

Conversion of existing redundant commercial building to provide 6 self-contained flats.

19/02804/FUL - Amended plan

Submission of amended drawings, omitting windows.

Comment

Sevenoaks Town Council recommended approval, subject to the Conservation Officer being satisfied with the plans and materials.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/02972/FUL	Ray Hill 02-04-2020	Cllr Eyre	Open Architecture 01732 770500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Locke		Land South of	65 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/20

Construction of three new detached dwellings with associated landscaping.

19/02972/FUL - Amended plan

Submission of tree survey report.

Comment

Sevenoaks Town Council recommended approval, provided the Arboricultural Officer is satisfied with regards to the trees which are being retained, and those which are being lost.

Planning Applications Considered

Applications considered on 23-3-20

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	19/03411/FUL	Emma Gore 03-04-2020	Cllr Eyre	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Blackman		Barberries	7 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/20
<p>Demolition of existing bungalow and detached garage and construction of three detached houses with integral garages.</p> <p>19/03411/FUL - Amended plan</p> <p>Amended plans to alter one unit to a bungalow and detailed site plan.</p>				

Comment

Sevenoaks Town Council recommended approval.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00426/CONVAR	Emma Gore 01-04-20	Cllr Clayton	Studio EK Architects 078 42241244
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Lane		Site of	21 Bethel Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/20
<p>Variation of condition 2 of 19/02747/FUL to demolition of five garages. Erection of one-storey dwelling with six roof lights and two solar panels. Forecourt reconfigured to create a new private garden and driveway with amendment to approved materials.</p>				

Comment

Sevenoaks Town Council notes that most of the neighbouring roofs are slate in this part of the Conservation Area, but recommends approval, provided the applicant specifies an alternative approved by the Conservation Officer.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00436/HOUSE	Ronald Tong 06-04-2020	Cllr Parry	Mrs Buckland 885484
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr I Coxon			17 Brattle Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/20
<p>Hard and soft landscaping works to front and rear garden, installation of pool.</p>				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-3-20

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00494/CONVAR	Rebecca Fellows 26-03-2020	Cllr Parry	Mr Bavarskis 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>
				09/03/20
Variation of condition 2 (materials to be used in the construction) and condition 3 (approved plans) of application 18/01819/HOUSE for the 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 with amendment to the side and rear extensions.				

Comment

Sevenoaks Town Council recommended approval.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00577/FUL	Rebecca Fellows 26-03-2020	Cllr Shea	Mr Crawford 0800612206
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr B Shayler			30 Swanzy Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				06/03/20
Detached New Build House.				

Comment

Sevenoaks Town Council recommended refusal, on the grounds of overdevelopment and insufficient parking.

INFORMATIVE: Sevenoaks Town Council noted that it is not clear from the information submitted whether trees are to be removed to facilitate the build.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00593/HOUSE	S Simmons 24-03-2020	Cllr Piper OOW	Mr Aylward 01892 838851
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Melamed		Braeside House	Blackhall Lane	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/03/20
Erection of outbuilding.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-3-20

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00594/FUL	Emma Gore 24-03-2020	Cllr Dr Canet	Mr Wells 01634 786728
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn		Land West Of	11 Hill Crest	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/03/20
Erection of one residential dwelling with new vehicular access, crossover and associated car parking.				

Comment

Sevenoaks Town Council recommended approval.

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00599/MMA	Alexis Stanyer 27-03-2020	Cllr Piper OOW	Mrs Bakunowicz 07732 2 18567
<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>
				09/03/20
Minor material amendment to 19/02137/FUL.				

Comment

Sevenoaks Town Council recommended approval.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00609/HOUSE	Ronald Tong 27-03-2020	Cllr Clayton	Mr Wraight 02076044339
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Brown			36 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/03/20
Rear and side single storey extension.				

Comment

Sevenoaks Town Council recommended approval.

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00612/HOUSE	Ronald Tong 03-04-2020	Cllr Hogarth	Mr Goodhew 01580 2304
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs J Rudd			5 Thicketts	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/20

Demolition of existing conservatory. Part conversion of garage to habitable, erection of a first floor front extension over existing porch and a part first floor rear extension and two storey rear extension.

Comment

Sevenoaks Town Council recommended approval, subject to there being sufficient off-street parking.

INFORMATIVE: Sevenoaks Town Council noted that this plot appears to be close to maximum development and would therefore request that the Planning Officer establishes whether Permitted Development Rights have already been exhausted.

Planning Applications Considered

Applications considered on 23-3-20

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00616/HOUSE	S Simmons 31-03-2020	Cllr Parry	Mr Langer 01892 524555
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Locke		Kipp Cottage	61 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/20
Proposed part first floor front and part two storey rear extension, new garage, formation of vehicular access, external alterations, associated landscape works and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval.

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00644/HOUSE	Ronald Tong 31-03-2020	Cllr Granville-Baxter	Mr P Hobbs 760023
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Solly			38A Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/20
Construction of a single storey rear extension with roof lights.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there is no loss of amenity to 21 The Meadway through loss of light and overshadowing.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00671/HOUSE	Holly Pockett 31-03-20	Cllr Hogarth	Sutton Architects 016228 40000
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bourne			46 Camden Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				11/03/20
Proposed replacement conservatory.				

Comment

Sevenoaks Town Council recommended approval.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00693/FUL	Mark Mirams 03-04-2020	Cllr Shea	Mr Bennett 07787182288
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Uttley			1 Pinehurst	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/20
Erection of replacement dwelling.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 23-3-20

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00701/MMA	Alexis Stanyer 03-04-2020	Cllr Raikes	Mr Hudson 01892 673158
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Deakins			2 St Georges Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/20
Minor material amendment to 20/00004/HOUSE.				

Comment

Sevenoaks Town Council recommended approval.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00705/HOUSE	Alexis Stanyer 03-04-2020	Cllr Bonin	Mr Bale 01689 836855
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs King		Trelissick House	140 London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/03/20
Garage conversion with bay window and alterations to loft to form habitable accommodation with rooflights and gable window.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that there are no issues with overlooking.

COVID-19: SUGGESTED ARRANGEMENTS FOR PLANNING COMMITTEE

1. It is recommended that delegated authority is granted jointly to the **Ward Councillor, Chairman of The Planning Committee and the Town Clerk** to discharge Sevenoaks Town Council's role as a statutory consultee during this period, subject to consultation with other Members as far as possible.
2. Planning Applications on which the Town Council is a statutory consultee will be allocated to Ward Councillors as usual, but will be circulated electronically only.
3. In the place of the standard format Planning Committee agenda, a report will be circulated (electronically only) on the Wednesday preceding the meeting. This will also be available to view via the Town Council's website.
4. **By 12noon on the day of the meeting**, Councillors are requested to submit the following by email, to both the Planning Committee Clerk and Planning Assistant:
 - i. Any comments on the main agenda items
 - ii. Comments on any applications which they have been allocated, using the previously agreed standard template [Minute no. 559]
5. **During the afternoon of the day of the meeting**, collated response sheets of draft comments for both (i) and (ii) above will be circulated to all Members for review.
6. If possible, a meeting will be held remotely (TBC).
7. In the place of minutes, a report will be submitted to the District Council by close of business on Wednesday. This will be circulated and uploaded to the Town Council website as usual.

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Appeal Decision

Site visit made on 17 March 2020

by Jonathan Price BA(Hons) DMS DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 27 March 2020

Appeal Ref: W/4000581

Land to rear of 138-140 High Street, Sevenoaks, Kent TN13 1XE

- 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 Messrs. Colum Smith and John McMillan against the decision of Sevenoaks District Council.
 - The application Ref 19/01911/FUL, dated 20 May 2019, was refused by notice dated 23 October 2019.
 - The development proposed is construction of a new flat above rear roof of 140 High Street, new undercroft parking area and access to cycle, waste and parking.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The effect on the living conditions of neighbouring occupiers, with particular regard to the outlook of those who will reside at the adjacent townhouses at McCulloch Mews.

Reasons

3. The proposal is for a cuboid addition to provide a first floor flat. It would be over existing flat-roofed rear extensions to a section of the traditional three-storey terrace of buildings fronting the High Street. Facing the rear of these High Street buildings is McCulloch Mews; a newly built, two storey block of four terraced houses. This development is of a contemporary design and suspended over an undercroft car park.
4. The rear windows of these new dwellings look across to the elevations within the older traditional terrace opposite, with the intervening space providing open relief to this quite densely built town centre site. The new homes have patio windows that open out onto a terrace with small back gardens demarcated by low-level planters and a walkway beyond.
5. These back gardens are clearly intended as private outside space but not to be enclosed so as to curtail wider views. The flat proposed would be quite close to the railings along the edge of the walkway. Its scale and position would have an over-powering effect on the rear outlook from these new flats and garden terraces, particularly the two closest the proposal. There would remain open aspects above and to its sides, but this structure would still dominate the views from these neighbouring properties to an overbearing extent.

6. The incorporation of a green wall and meadow roof would be insufficient to avoid the proposal harming the living conditions provided for future occupiers at McCulloch Mews. The other side of the proposal would run alongside the quite narrow walkway that serves the two-storey flats at 140A and 142A, High Street. With landlord's consent, an outlying segment of this walkway provides a small, informal sitting out area, with table, seating and planted pots. Although not part of the Council's reason for refusal, the proximity of the adjacent wall of the new flat would have an oppressive effect by shadowing and enclosing the walkway. As with the other side, the green wall proposed would not mitigate for this. The visual intrusion of this proposal to the entrance walkway would also cause an unacceptable level of harm to the living conditions provided within these adjacent High Street dwellings.
7. No further material harm is found to living conditions due to other factors, such as noise, disturbance or loss of privacy. Nevertheless, there would be an unacceptably harmful effect on the living conditions of occupiers to either side due to the overbearing impact of this proposal. As a consequence, this scheme would conflict with Policy EN2 of the Council's Allocations and Development Management Plan¹ (ADMP), which seeks adequate residential amenities for current and future occupants of nearby properties through ensuring developments do not result in visual intrusion.
8. The ADMP combined with the Core Strategy² (CS) comprise the Council's current development plan. CS policies LO1 and LO2 would support the principle of an additional dwelling in this accessible town centre location, close to services and public transport links. There is no specific conflict with CS policies SP5 and SP7 over the size, type and density of the resulting accommodation. The Council finds the scheme not to cause harm to the character and appearance of the area, in conformity with CS Policy SP1 and ADMP Policy EN1. The new building would also, in the Council's view, preserve the character and appearance of the Sevenoaks High Street Conservation Area, thus satisfying ADMP Policy EN4. The new flat would project above a undercroft area providing car parking for the new unit, in compliance with ADMP Policy T2.
9. However, satisfying other essential requirements comprise neutral factors in any overall policy assessment. Addressing housing need by developing previously developed sites within sustainable town centre locations remains dependent upon providing acceptable living conditions for all residential occupiers. Consequently, I conclude the proposal would conflict with the development plan for Sevenoaks when considered as a whole.

Balance and Conclusion

10. The National Planning Policy Framework (the Framework) is a material consideration of significant weight. Due to current progress over the Council's draft local plan there remains uncertainty over whether a five-year housing land supply can be demonstrated. This might therefore engage the so-called 'tilted balance' in paragraph 11 d) ii of the Framework. This is where the policies most important for determining this proposal might be deemed out-of-date and permission granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the Framework policies taken as a whole.

¹ Sevenoaks District Council – Allocations and Development Management Plan, adopted February 2015.

² Sevenoaks District Council – Core Strategy, adopted February 2011.

11. In short, the Framework supports a boost to housing supply but through the nexus of sustainable development and its interdependent economic, social and environmental threads. The proposal would provide small economic benefits through the construction and servicing of the new dwelling and the future household spend of its occupiers. There would be small social benefits in contributing to housing supply with a readily deliverable scheme. However, paragraph 127 of the Framework requires that, as part of achieving well-designed places, planning decisions ensure developments promote health and well-being, with a high standard of amenity for existing and future users. The conflict with this principle would weigh significantly against this proposal due to the adverse effects on residential living conditions I have identified.
12. The harm found would significantly and demonstrably outweigh the small social and economic benefits deriving from one single flat. As a result, this proposal would not benefit from the presumption in favour of sustainable development provided by paragraph 11 of the Framework. Consequently, this is not a material consideration to indicate this appeal be decided other than in accordance with development plan policy, with which there would be conflict when considered as a whole. Having taken into account all further issues raised, I therefore conclude that the appeal should be dismissed.

Jonathan Price

INSPECTOR

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Planning Applications to be Considered

Planning Applications received to be considered on 06 April 2020

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00109/HOUSE	Ronald Tong 08-04-2020	Cllr Granville-Baxter	N/A
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr M Lelean		36 Orchard Close	Northern	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/03/20
Erection of a garden gazebo.				
20/00109/HOUSE - Amended plan				
Revised drawings received. Proposal description amended as follows:				
Erection of a garden gazebo and associated development.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4EHOABK0L000			

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00249/HOUSE	S Simmons 07/04/2020	Cllr Eyre	Mrs Austin 07866 962268
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr & Mrs Rowland		15 Kippington Road	Kippington	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/03/20
Rear single storey extension. Alterations to side roof areas.				
20/00249/HOUSE - Amended plan				
Plans to show retention of chimney and amended stairwell window.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q4XJ27BKHSY00			

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00409/FUL	Emma Gore 22-04-2020	Cllr Piper	Mr Draper 07855 426262
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr S Turrell		7 Yeomans Meadows	Kippington	
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				30/03/20
Demolition of existing bungalow and erection of three storey detached house, with basement and garage.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q5JR2OBKJ0300			

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00759/FUL	Ray Hill 11-04-2020	Cllr Dr Canet	Ms de Linde 07973628095

Planning Applications to be Considered

Planning Applications received to be considered on 06 April 2020

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Norris		33 Robyns Way	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			17/03/20
Demolition of rear conservatory. Double height rear extension and two new dormas which incorporate rooflights. Landscaping works to facilitate a new decking area to the rear.			
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q755PKBKLWB00		

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00771/FUL	Emma Gore 09-04-2020	Cllr Bonin	N/A
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Fernandes	Flat 1	120 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			19/03/20	
Demolition of rear extension. Erection of new extension. Construction of a wall to the front of the building to incorporate part of the walkway over the cellar into flat 1. Change of use from B1 (office) to residential.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q7A85RBK0LO00			

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00810/HOUSE	S Simmons 17-04-2020	Cllr Eyre	Mr Garland 01892 724542
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr S Arnold		67 The Rise	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			25/03/20	
Demolition of existing x 2 buildings, Single storey side, front and rear extensions with new garage, alterations to existing house elevations, new roof finish and external works to patio and drive and alterations to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q7CKFMBKMAD00			

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00817/HOUSE	Ronald Tong 18-04-2020	Cllr Waite	Mr B Best 455029
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr J Dalton		14 Park Lane	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/03/20	
Demolition of chimney and erection of a single storey front extension, conversion of existing garage. Raising of existing roof by 2.000m (sic) to form additional living accommodation.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q7E8BOBK0LO00			

Planning Applications to be Considered

Planning Applications received to be considered on 06 April 2020

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00820/HOUSE	Ronald Tong 18-04-2020	Cllr Clayton	Mr Marshall 07718122255
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mrs J McCanna		33 Pinewood Avenue	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/03/20	
Proposed two storey side and single storey rear extensions. Roof alterations.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q7EF19BKMDV00			

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00823/HOUSE	Alexis Stranyer 18-04-2020	Cllr Piper	Mrs Morris 07903356558
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr & Mrs Manning		28 Grange Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			26/03/20	
Demolish existing rear conservatory and part of single storey rear/side extension. Proposed two storey front extension, single storey side and rear extension and double storey rear extension. Alteration to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q7EF1XBKME100			

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00842/HOUSE	Holly Pockett 22-04-2020	Cllr Parry	Mr B Best 455029
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr Major		9 Oak Warren	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/03/20	
Single storey rear extension and rooflights.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q7HNKIBK0LO00			

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00848/HOUSE	Holly Pockett 22-04-2020	Cllr Piper	Mr Knight 02084 645147
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>		<i>Road</i>	<i>Locality</i>	
Mr Johnson		16 Croft Way	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			30/03/20	
The mounting of an Air Source Heat Pump to the south west facing side elevation.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q7I4EUBKMJN00			

Planning Applications to be Considered

Planning Applications received to be considered on 06 April 2020

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00850/MMA	S Simmons 19-04-2020	Cllr Morris Brown	Miss Burnham 07824387676
<i>Case Officer</i>				
<i>Applicant</i>				
Mr & Mrs Patterson	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
	The Old School House	4 Vine Court Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/03/20	
Amendment to application 19/03504/HOUSE.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q7I4F3BKMJR00			

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	20/00875/HOUSE	Alexis Stanyer 23-04-2020	Cllr Michaelides	Mr Bennett 01227 314170
<i>Case Officer</i>				
<i>Applicant</i>				
CCH Build Solutions Ltd	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
		31 Granville Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			31/03/20	
Alterations and lower ground floor rear and side extensions with garage, patio, terrace and alterations to fenestration.				
<i>Web link</i>	https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=Q7PJ29BKMVF00			