

16<sup>th</sup> March 2021



You are summoned to attend a virtual meeting of the **PLANNING COMMITTEE** to be held via Zoom on **Monday 22<sup>nd</sup> March 2021**. 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://youtu.be/sWTls4EcPXI> and may be recorded in line with regulations set out in the Openness of Local Government Bodies Regulations 2014. A copy of Sevenoaks Town Council's procedure for the recording of meetings is available online at [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk) or by request.

Members of the public wishing to address the Committee should notify the Town Council by 12noon on the day of the meeting. Zoom joining instructions will then be provided. 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.

**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 Bonin  
Cllr Busvine OBE  
Cllr Camp – **Chairman**  
Cllr Canet  
Cllr Clayton  
Cllr Eyre  
Cllr Granville-Baxter  
Cllr Hogarth

Cllr Michaelides  
Cllr Morris Brown  
Cllr Mrs Parry  
Cllr Parry  
Cllr Piper – **Vice Chairman**  
Cllr Raikes  
Cllr Shea  
Cllr Waite

Town Council Offices  
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**Town Clerk**

PUBLIC QUESTION TIME

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

**AGENDA**

**At 7pm, prior to the commencement of the meeting, there will be a presentation from a Sevenoaks District Council Planning Officer relating to the procedures for processing Amended Planning Applications. The presentation will run for 20 minutes, followed by a Q & A session of 10 minutes.**

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

To receive and agree the minutes of Planning Committee meeting held on 8<sup>th</sup> March 2021.

5 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

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

b) To note that Planning Committee meetings will be held via Zoom and available to stream on YouTube from October 2020.

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

Town Council Offices  
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Town Clerk

6 SEVENOAKS NEIGHBOURHOOD DEVELOPMENT PLAN (NDP)

- a) To receive and note the revised NDP timetable (see attached)
- b) To note that the planned submission date of Final (Regulation 16) Plan to SDC is 31<sup>st</sup> March.

7 APPEALS

To receive notice that the following appeals have been dismissed: (see attached)

**APP/G2245/W/20/3259038: 20/01056/FUL — 51 Wickenden Road**

**APP/G2245/W/20/3259037: 20/01627/FUL – 49 Wickenden Road**

8 MHCLG – EPC-21 – MODEL DESIGN GUIDE CONSULTATION

- a) Cllr Bonin, Cllr Canet and Cllr Granville Baxter to present draft response to the consultation on EPC-21-Model Design Guide.
- b) To discuss and agree a response.

9 CONSULTATION ON PROPOSALS TO REFORM STRAND 2

- a) To note that the agreed collated response was forwarded on Friday 12<sup>th</sup> March.

10 KCC VISION ZERO: ROAD SAFETY STRATEGY 2020 – 2026 CONSULTATION

- a) To note that the agreed collated response was forwarded on Monday 15<sup>th</sup> March.

11 PLANNING APPLICATIONS

- a) To receive and note comments made on applications considered under Chairman's Action, submitted to Sevenoaks District Council.
- 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 with the Town Council by 12noon on the date of the meeting, stating that they wish to speak.**

- c) The meeting will be reconvened to consider planning applications received during the two weeks ending 16<sup>th</sup> March 2021.

12 PRESS RELEASES

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

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**Town Clerk**



Minutes of the PLANNING COMMITTEE meeting held on Monday 8<sup>th</sup> March 2021 at 7:10pm via Zoom available to view on YouTube:

<https://www.youtube.com/watch?v=mUep3HuHgJg&t=18s>

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**Present:**

**Committee Members**

Cllr Bonin	<b>Present</b>	Cllr Michaelides	<b>Present</b>
Cllr Busvine OBE	<b>Present</b>	Cllr Morris Brown	<b>Absent</b>
Cllr Camp - <b>Chairman</b>	<b>Present</b>	Cllr Mrs Parry	<b>Present</b>
Cllr Canet	<b>Present</b>	Cllr Parry	<b>Present</b>
Cllr Clayton	<b>Present</b>	Cllr Piper – <b>Vice Chairman</b>	<b>Present</b>
Cllr Eyre	<b>Present</b>	Cllr Raikes	<b>Present</b>
Cllr Granville-Baxter	<b>Present</b>	Cllr Shea	<b>Apologies</b>
Cllr Hogarth	<b>Present</b>	Cllr Waite	<b>Apologies</b>

**Also in attendance:**

Town Clerk

Planning Committee Clerk

**PUBLIC QUESTION TIME**

None.

479 **REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

480 **DECLARATIONS OF INTEREST**

None.

481 **DECLARATIONS OF LOBBYING**

None.

482 **MINUTES**

The committee received the minutes of the Planning Committee meeting held 22<sup>nd</sup> February 2021. **It was RESOLVED** that the minutes be approved.

483 **COVID-19: PLANNING COMMITTEE ARRANGEMENTS**

a) It was noted that meetings will commence virtually via Zoom from October 2020

b) It was noted that all arrangements were subject to review.

484 CONSULTATION ON PROPOSALS TO REFORM STRAND 2

The Committee suggested that the draft response should include the two amendments previously suggested at the F & GP meeting and that answers be amended to state more clearly 'yes' or 'no'.

**It was RESOLVED** that Cllr Clayton would edit the draft response to include the suggested amendments before the consultation deadline.

Cllr Piper voted against this proposal.

485 KCC VISION ZERO: ROAD SAFETY STRATEGY 2020 – 2026 CONSULTATION

The following amendments were suggested by the Committee to the draft response:

- Cllr Eyre asked that the following be added to the response:  
Q11 – to add that the strategy is for 30 years but there is no mention of electric vehicles which are on the brink of commercial availability and which will transform the impact of HGV traffic on urban areas.
- It was noted that KCC has requested that the response be anonymous and that references to Sevenoaks Town Council and NDP should be removed.
- It was noted that public transport is omitted from the report and that this should be highlighted in STC's response as a way to reduce volumes.
- It was suggested that STC's response should request that the proposals are prioritised on the basis of evidence and need in the next phase of the document.

**RESOLVED:** The draft response be updated by Cllr Shea, Cllr Eyre and Cllr Michaelides to reflect the agreed amendments before the consultation deadline.

486 MHCLG – EPC-21- MODEL DESIGN GUIDE CONSULTATION

The Committee noted the Consultation on EPC-21- Model Design Guide.

**RESOLVED:** Cllr Bonin, Cllr Canet and Cllr Granville Baxter volunteered to prepare a draft response to be discussed and agreed at the next Planning Meeting.

487 DEVELOPMENT CONTROL COMMITTEE

**RESOLVED:** Cllr Bonin would be registered to speak on behalf of STC on the following application:

- 20/03476/FUL – 136 High Street

488 DEVELOPMENT CONTROL COMMITTEE

**RESOLVED:** Cllr Piper would be registered to speak on behalf of STC on the following application:

- 20/03289/HOUSE – Riftwood Oak Avenue

489 PLANNING APPLICATIONS

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

(b) The Committee considered planning applications received during the two weeks ending 2<sup>nd</sup> March 2021. **It was RESOLVED that** the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

490 PRESS RELEASES

None.

Finished: 8:00pm

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 8-3-21

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00045/ADV	Anna Horn 19-03-2021	Cllr Busvine	Real Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Melanie Moynes			55 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/21

**Window and car park signage and illuminated front sign.**

**21/00045/ADV - Amended plan**

**A revised design has been received. The projecting sign would now be externally illuminated using trough strip lights and has been reduced in bulk and size and will be hung on a more traditional appearing wall bracket.**

*Comment*

**Sevenoaks Town Council recommended approval - this application now complies with STC policy on illuminated retail signage for the town centre.**

**Informative: Cllr Clayton abstained from voting.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00139/FUL	Alexis Stanyer 17-03-2021	Cllr Bonin	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Wallinger			3A Lime Tree Walk	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				24/02/21

**Change of use from part office, part residential to all residential.**

**21/00139/FUL - Amended plan**

**Existing and Proposed plans now provided.**

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied that the accomodation is appropriately inhabitable.**

# Planning Applications Considered

Applications considered on 8-3-21

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00219/HOUSE</b>	Alexis Stanyer 10-03-2021	Cllr Clayton	Sevenoaks Plans Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Huppach			41 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				17/02/21

**Proposed new position of rooflights; solar panels at the front; first floor flue; balcony at second floor; alterations to fenestration; chimney removed; rooftop heating unit.**

**21/00219/HOUSE - Amended plan**

**The development description has been amended to better reflect the works proposed:**

**First floor rear and side extension, proposed new rear dormer in the loft; proposed new roof at side. Alterations to fenestration rooflights and solar panels. New internal layout at ground floor solar panels at the front; first floor flue; balcony at second floor; alterations to fenestration; chimney removed; rooftop heating unit.**

*Comment*

**This application is now invalid due to incorrect plans.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00310/HOUSE</b>	Michael Clawson 15-03-2021	Cllr Piper	Colin Luther Associates Lt
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Hellard			16 Downsvie Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/02/21

**Single storey rear extension with handrail and balustrade modify at the rear first floor. (sic)**

*Comment*

**Sevenoaks Town Council recommended approval.**

**Informative: The 2014 approval included a requirement to include a screen to the balcony but a neighbour advises that this has not been done. This is not part of this application but should be reported to Enforcement**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00396/HOUSE</b>	S Simmons 18-03-2021	Cllr Camp	Carmen Austin Architectur
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Craddock			109A Bradbourne Park Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/21

**Extended hall, first floor front bathroom extension, rear single storey extension, new front gable.**

*Comment*

**Sevenoaks Town Council recommended approval providing that its conditional that the bathroom is obscure glazed and the planning officer is satisfied that there is no overlooking for the property at the end of 109A's garden in Chancellor way.**

# Planning Applications Considered

Applications considered on 8-3-21

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00424/HOUSE</b>	Alexis Stanyer 23-03-2021	Cllr Hogarth	C Merrett
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C Merrett		Rustlings	8 Merlewood	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/03/21
<p><b>Demolish existing attached summer room and detached garage. Build new rear single storey extension with raised deck area and side single storey extension incorporating garage. Raise an area of rear garden to form a levelled area of lawn.</b></p> <p><b>21/00424/HOUSE - Amended plan</b></p> <p><b>The original floorplan drawing submitted in relation to the main house was incomplete. The drawing has been updated to reflect the full extent of the ground floor.</b></p>				

## Comment

**Sevenoaks Town Council recommended approval provided it is conditioned on the satisfaction of the enforcement case 21/00002/OPDEV, removing the decked area at the bottom of the garden (to be turned into a level grassed area) and the 3 metre fence.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00433/HOUSE</b>	Michael Clawson 15-03-2021	Cllr Clayton	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs O Krokchina			43 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/02/21
<p><b>Conversion of the garage to ancillary accommodation and erection of a single storey rear extension with roof lantern.</b></p> <p><b>21/00433/HOUSE - Amended plan</b></p> <p><b>Incorrect Design and Access Statement submitted. A new Design and Access Statement has now been submitted.</b></p>				

## Comment

**Sevenoaks Town Council recommended approval provided the remaining onsite parking is adequate.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00482/HOUSE</b>	S Simmons 15-03-2021	Cllr Parry	Miss M Burnham
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wood			4 Middlings Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/02/21
<p><b>The works include to demolish the existing garage and construct a new replacement garage with rooms in the roof.</b></p>				

## Comment

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 8-3-21

<b>9</b>	<i>Plan Number</i> <b>21/00501/HOUSE</b>	<i>Planning officer</i> Michael Clawson 18-03-2021	<i>Town Councillor</i> Cllr Morris Brown	<i>Agent</i> Michael Kendrick Architect
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Hasselby			20 The Crescent	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/02/21
<b>Proposed demolition of an existing conservatory and erection of a new single-storey rear extension.</b>				

*Comment*

**To be processed under Chairman's Action**

<b>10</b>	<i>Plan Number</i> <b>21/00508/CONVAR</b>	<i>Planning officer</i> Sean Mitchell 22-03-2021	<i>Town Councillor</i> Cllr Clayton	<i>Agent</i> N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Hook		Land South Of	27-33 Quakers Hall Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/03/21
<b>Variation of condition 10 18/03015/FUL for proposed new single storey detached dwelling with amendments to drawings as well as Design and Access Statement.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the following grounds:**  
**1) Unlike the house design which doesn't extend above surrounding garden walls the studio is out of character with the conservation area, and does not protect or enhance it.**  
**2) The first floor studio in the form of a zinc dome is out of character with the terraces around it, and damaging to the amenity of 27-33 Quakers Hall Lane whose front doors and main living room windows face it**  
**3) Overdevelopment of the site**

<b>11</b>	<i>Plan Number</i> <b>21/00544/HOUSE</b>	<i>Planning officer</i> Anna Horn 19-03-2021	<i>Town Councillor</i> Cllr Michaelides	<i>Agent</i> Level Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr W Minto			40 Buckhurst Avenue	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/21
<b>Single storey rear extension.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>12</b>	<i>Plan Number</i> <b>21/00561/MMA</b>	<i>Planning officer</i> Mark Mirams 19-03-2021	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> Andrew Wells Planning & Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
TJK Builders Ltd		Hendry House	1 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/02/21
<b>Minor material amendment to 15/02686/FUL.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 8-3-21

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00565/HOUSE</b>	S Simmons 23-03-2021	Cllr Parry	Bluelime
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Balmer			9 Redlands Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/03/21
<b>Proposed ground floor rear extension with raised stepped patio terrace to the rear, barn roof loft conversion with rear dormer and internal layout alterations.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/00570/HOUSE</b>	Alexis Stanyer 22-03-2021	Cllr Eyre	MRW Design
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Barker			6 Garvock Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				01/03/21
<b>Extension to existing detached garage with new roof to form a gym with dormer windows to the front elevation.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

## Sevenoaks Neighbourhood Development Plan revised timetable

Process	Revised Timetable
<b>Prepare Final (Regulation 16) Plan for initial submission to SDC.</b>	By 31 <sup>st</sup> March 2021
<b>Seek SEA scoping opinion from SDC.</b>	early April 2021
<b>Sign off Final (Regulation 16) Plan with NP Steering Group / Planning Committee</b>	April 2021
<b>Prepare Consultation Statement and Basic Conditions Statement</b>	April 2021
<b>Submit the Neighbourhood Plan formally to SDC.</b> (assuming that an SEA is not required) Once the plan is submitted to SDC (with the Basic Conditions Statement and Consultation Statement) they will be responsible for: a) publicising the plan for a six-week period (Regulation 16). b) notifying anyone referred to in the consultation statement that the plan has been received; and c) appointing an independent examiner.  Any representations received on the plan during the 6-week consultation period will be passed to the independent examiner for consideration. At this stage, the examiner will only be concerned about whether the Plan meets the Basic Conditions (i.e., is in conformity with planning policy) not any other comments about its contents.	May 2021
<b>Examiner's report</b> At the end of the 6-week period the independent examiner will issue a report to the SDC and the Town Council and may make recommendations on modifications required to the plan prior to going to referendum.	July / August 2021
<b>Modify Neighbourhood Plan in response to Examiner's recommendations</b> (if required)	August / September 2021
<b>Referendum - Autumn 2021</b> Assuming that the plan is found to be satisfactory then SDC will organise a referendum. They will need to publicise these 28 working days before the referendum is held.  <b>If more than 50% of those voting in the referendum vote yes to support the plan, then it becomes a part of the statutory development plan.</b>	Autumn 2021





## Appeal Decisions

Site Visit made on 2 March 2021

**by S M Holden BSc(Hons) MSc CEng MICE CTPP FCIHT MRTPI**

**an Inspector appointed by the Secretary of State**

**Decision date: 10 March 2021.**

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### **Appeal A Ref: APP/G2245/W/20/3259038**

#### **Land r/o 51 Wickenden Road, Sevenoaks, 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 Kentmere Homes Limited against the decision of Sevenoaks District Council.
- The application Ref 20/01056/FUL, dated 15 April 2020, was refused by notice dated 26 June 2020.
- The development proposed is erection of detached two bedroom dwelling with associated parking, secure bin and cycle storage and amenity space on land to rear of 51 Wickenden Road with access achieved from rear (Littlewood).

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### **Appeal B Ref: APP/G2245/W/20/3259037**

#### **Land r/o 49 Wickenden Road, Sevenoaks, 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 Kentmere Homes Limited against the decision of Sevenoaks District Council.
- The application Ref 20/01627/FUL, dated 11 June 2020, was refused by notice dated 20 August 2020.
- The development proposed is erection of detached two bedroom dwelling with associated parking, secure bin and cycle storage and amenity space on land to rear of 49 Wickenden Road with access achieved from rear (Littlewood).

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## **Decisions**

1. Both appeals are dismissed.

## **Preliminary Matter**

2. Two separate applications to erect a single dwelling on each of two adjacent sites were submitted in April and June of 2020. Following the Council's decisions, the appellant submitted both appeals on the same date requesting that they should be determined together. This was on the understanding that both dwellings would be constructed at the same time in the event that the appeals were allowed. I have determined the appeal accordingly.

## **Main Issue**

3. The main issue in both appeals is the effect of the proposed dwellings, both individually or collectively, on the character and appearance of the area.

## **Reasons**

4. The section of Wickenden Road nearest the appeal site is a straight residential street characterised by 2-storey semi-detached dwellings typical of the mid-20<sup>th</sup> century. The street has a sense of rhythm and uniformity arising from the

strong building line, the symmetry of the dwellings with their hipped roofs, and the modest front and spacious rear gardens. By contrast Littlewood is a short cul-de-sac which was originally provided to give access to blocks of garages. It is now enclosed on one side by the rear boundaries of Nos 49-55 Wickenden Road and a series of parking spaces separated by small areas of landscaping on the other. The gardens of terraced properties in Hillingdon Rise back onto these parking spaces. The only property to have frontage onto Littlewood is a building facing the turning head at the end which comprises 4 flats but is similar in scale to a pair of semis. This apartment block is largely disconnected in townscape terms from the surrounding development.

5. The appeal sites are sections of the rear gardens of Nos 49 and 51, a pair of semis. On each site it is proposed to provide a small detached dwelling with a rear garden and two parking spaces in a tandem arrangement to the side. Although the houses would not have front gardens, they would introduce an active street frontage to Littlewood. There would be some loss of spaciousness at the rear of the Nos 49 and 51, but this would not be visually apparent from anywhere other than the immediate surroundings. As the parking area on the opposite side of Littlewood is open, the introduction of the dwellings would not result in the cul-de-sac feeling unduly enclosed. I consider that, if considered together, these aspects of the schemes would be acceptable. However, if one or other of the dwellings was constructed it would appear isolated and unacceptably intrusive within the pattern of development in Wickenden Road.
6. The design of the proposed detached dwellings would be at odds with the style and scale of development in the surrounding area where semi-detached and short terraces are the predominant building form. The proposed roofs would overhang the external walls giving the properties a top-heavy appearance. These would appear alien and unrelated to any of the other dwellings in the vicinity, further accentuating the disconnection between Littlewood, Wickenden Road and Hillingdon Rise. The proposed design, whilst addressing the need to protect the privacy of neighbours would not integrate effectively with the existing apartment block in Littlewood or harmonise with the semis that characterise Wickenden Road.
7. This leads me to conclude that whilst the principle of developing both sites together would be acceptable, the designs of the dwellings would not be, either individually or collectively. Consequently, the two proposals would result in harm to the area's character and appearance, contrary to Policy SP1 of the Sevenoaks Core Strategy 2011 and Policy EN1 of the Sevenoaks Allocations and Development Management Plan 2015. These policies require high quality design that responds to distinctive local character.

### **Planning Balance**

8. The Council is unable to demonstrate a 5-year supply of deliverable housing sites. Consequently, paragraph 11 d) of the National Planning Policy Framework (the Framework) is engaged.
9. The dwellings, subject to being delivered simultaneously, would provide a small but valuable contribution to the supply of housing in Sevenoaks. They would do so by making good use of land within the existing urban area as advocated by the Framework. These social and economic benefits attract moderate weight in the planning balance. The construction of only one of the dwellings would provide correspondingly fewer benefits.

10. However, the Framework also states that good design is a key aspect of sustainable development. It requires development to add to the overall quality of the area, to be sympathetic to local character and to maintain a strong sense of place, whilst optimising the potential of the site. I am not persuaded that the current proposals have achieved these objectives, either separately or together. On the contrary, the schemes have failed to take the opportunity to improve the character and quality of the area that these adjacent sites could provide if considered as a whole. This factor weighs significantly against the proposals which would result in permanent harm to the area's appearance.
11. This leads me to the view that the adverse effects would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. The presumption in favour of sustainable development therefore does not apply.

### **Conclusion**

12. I have found that the proposal conflicts with the development plan and there are no other considerations, including the advice of the Framework, that outweigh that conflict.
13. For this reason, both appeals are dismissed.

*Sheila Holden*

INSPECTOR



Chairman's Action submitted to Sevenoaks District Council

# Planning Application

<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
21/00501/HOUSE	Michael Clawson 18-03-2021	Cllr Morris Brown	Michael Kendrick Archite
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms Hasselby		20 The Crescent	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	

*Application on* 25/02/21

Proposed demolition of an existing conservatory and erection of a new single-storey rear extension.

*Comment on* 08/03/21

No. of days taken to comment 11

Processed under Chairman's action.

Sevenoaks Town Council recommended Approval providing the planning officer is satisfied that there is no encroachment to the neighbouring property at no 18, by way of overhanging guttering or other rainwater treatment.

Informative.

This garden falls within the area surrounding an SSSI, there is a long burial mound (buried) located to the Pinewoods. Care should be taken when excavating gardens for building works and a report made to SDC if Artefacts are uncovered.

*Decision on*

*Appeal on*



# Planning Applications to be Considered

Planning Applications received to be considered on 22 March 2021

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00070/HOUSE	S Simmons 31-03-2021	Cllr Mrs Parry	Offset Architects
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Silva		Silverley	Woodland Rise	Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				10/03/21
<p><b>Construction of rear single storey extensions, first floor side extension, loft conversion and internal alterations to floors. Alterations to fenestration and roof-lights. Demolition of front porch and erection of new double height porch.</b></p> <p><b>21/00070/HOUSE - Amended plan</b></p> <p><b>Amendments to the application are as follows:</b></p> <ul style="list-style-type: none"> <li>- Proposed plans have been amended to reduce the scale of the proposed porch and to remove one rear extension to the property. Reference to a hydro pool which does not form part of the proposals has also been removed from the plans.</li> <li>- Existing plans and elevations have been corrected to show an existing chimney.</li> <li>- An Arboricultural Impact Assessment and Method Statement and Tree Protection Plan has been provided.</li> <li>- The Design And Access Statement has been updated to reflect the above amendments to the scheme.</li> </ul> <p><b>Amended proposal description:</b></p> <p><b>Construction of rear single storey extensions, first floor side extension, loft conversion and internal alterations to floors. Alterations to fenestration and roof-lights. Alteration to front porch.</b></p>				
<i>Web link</i>		<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QMS4DKBK15600">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QMS4DKBK15600</a>		

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00219/HOUSE	Alexis Stanyer 02-04-2021	Cllr Clayton	Sevenoaks Plans Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Huppach			41 Hillingdon Rise	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/03/21
<p><b>Proposed new position of rooflights; solar panels at the front; first floor flue; balcony at second floor; alterations to fenestration; chimney removed; rooftop heating unit.</b></p> <p><b>21/00219/HOUSE - Amended plan</b></p> <p><b>The development description has been amended to better reflect the works proposed:</b></p> <p><b>First floor rear and side extension, proposed new rear dormer in the loft; proposed new roof at side. Alterations to fenestration rooflights and solar panels. New internal layout at ground floor solar panels at the front; first floor flue; balcony at second floor; alterations to fenestration; chimney removed; rooftop heating unit.</b></p> <p><b>21/00219/HOUSE - Amended plan</b></p>				

# Planning Applications to be Considered

Planning Applications received to be considered on 22 March 2021

## Revised plans received to show both heating units.

<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNI1RUBKJ9Q00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QNI1RUBKJ9Q00</a>
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<b>3</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00346/FUL	Mark Mirams 30-03-2021	Cllr Clayton	Harringtons 2006
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr B Singh		7 Oaks News And Wine	8 St Johns Hill	Eastern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				09/03/21

**Siting of refrigeration unit on car park wall.**

**21/00346/FUL - Amended plan**

**Acoustic Report has now been provided.**

<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QO2F1VBKK9900">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QO2F1VBKK9900</a>
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<b>4</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00359/HOUSE	S Simmons 01-04-2021	Cllr Dr Canet	De Linde Architects
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mr J Willson			11 Betenson Avenue	Northern
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				11/03/21

**Demolition of existing conservatory and garage with new ground and first floor and side extensions.**

<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QO7Z2VBKKH100">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QO7Z2VBKKH100</a>
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<b>5</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00424/HOUSE	Alexis Stanyer 25-03-2021	Cllr Hogarth	C Merrett
<b>Case Officer</b>				
<b>Applicant</b>		<b>House Name</b>	<b>Road</b>	<b>Locality</b>
C Merrett		Rustlings	8 Merlewood	St Johns
<b>Town</b>		<b>County</b>	<b>Post Code</b>	<b>Application date</b>
				04/03/21

**Demolish existing attached summer room and detached garage. Build new rear single storey extension with raised deck area and side single storey extension incorporating garage. Raise an area of rear garden to form a levelled area of lawn.**

**21/00424/HOUSE - Amended plan**

**The original floorplan drawing submitted in relation to the main house was incomplete. The drawing has been updated to reflect the full extent of the ground floor.**

**21/00424/HOUSE - Amended plan**

# Planning Applications to be Considered

Planning Applications received to be considered on 22 March 2021

**The applicant has changed the red line on the block plan to show all of the garage included in their title. Previously the red line ran through their garage, with the external wall shown to be outside of the applicant's title.**

**Web link** <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QODJ2QBKKS700>

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00452/HOUSE	S Simmons 25-03-2021	Cllr Camp	N/A
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Edward Blake			26 Woodside Raod	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				04/03/21

**Construction of a single-storey WC extension under part of the existing awning at the front of the house.**

**Web link** <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOKXSIBKL3R00>

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00482/HOUSE	S Simmons 26-03-2021	Cllr Parry	Miss M Burnham
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Wood			4 Middlings Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				05/03/21

**The works include to demolish the existing garage and construct a new replacement garage with rooms in the roof.**

**21/00482/HOUSE - Amended plan**

**New plan showing the new red line boundary of the site.**

**Web link** <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOON2LBKLAB00>

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00491/HOUSE	Michael Clawson 24-03-2021	Cllr Piper	Cobden Architectural Design Ltd
<i>Case Officer</i>				
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Stone			17 White Hart Wood	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				03/03/21

**Single storey rear extension, construction of a new dormer and enlargement of an existing dormer at the rear of the property and rooflight.**

**Web link** <https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOPYL2BK0LO00>

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00524/HOUSE	Anna Horn 01-04-2021	Cllr Shea	Cobden

# Planning Applications to be Considered

Planning Applications received to be considered on 22 March 2021

<b>Case Officer</b>			
<b>Applicant</b>	<b>House Name</b>	<b>Road</b>	<b>Locality</b>
Mrs J Rogers		121 Cramptons Road	Northern
<b>Town</b>	<b>County</b>	<b>Post Code</b>	<b>Application date</b>
			11/03/21
<b>Demolition of existing rear extension. Construction of part single, part double extension.</b>			
<b>Web link</b>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOXR3XBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOXR3XBK0LO00</a>		

10	Plan Number	Planning officer	Town Councillor	Agent
	21/00557/FUL	Emma Gore 24-03-2021	Cllr Piper	Offset Architects
Case Officer				
Applicant		House Name	Road	Locality
Mr & Dr Tait		Magnolia House	26 Kippington Road	Kippington
Town		County	Post Code	Application date
				03/03/21
Demolition of existing dwelling and greenhouse and erection of new 6 bedroom house with associated outbuildings and swimming pool. Landscaping alterations.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOZR3IBKLTC00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QOZR3IBKLTC00</a>			

11	Plan Number	Planning officer	Town Councillor	Agent
	21/00601/HOUSE	Michael Clawson 24/03/21	Cllr Granville-Baxter	David Burr
Case Officer				
Applicant		House Name	Road	Locality
Mr D Barker			5 Meadow Close	Northern
Town		County	Post Code	Application date
				03/03/21
To erect a single storey side and rear extension with a bay window and roof lights, a front porch with pitched roof and fenestration changes.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QP5B2OBKM4S00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=documents&amp;keyVal=QP5B2OBKM4S00</a>			

12	Plan Number	Planning officer	Town Councillor	Agent
	21/00609/HOUSE	Hayley Nixon 25-03-2021	Cllr Clayton	Sevenoaks Plans Ltd
Case Officer				
Applicant		House Name	Road	Locality
Mr & Mrs Vasili			1 Prospect Road	Eastern
Town		County	Post Code	Application date
				04/03/21
Demolition existing ground floor extension at rear; proposed new ground floor extension at rear with rooflight; proposed enlarging patio are at rear (sic); proposed dormer at rear.				
Web link	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QPAV14BKMCK00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QPAV14BKMCK00</a>			

<b>13</b>	<b>Plan Number</b>	<b>Planning officer</b>	<b>Town Councillor</b>	<b>Agent</b>
	21/00645/CONVAR	Guy Martin 31/03/2021	Cllr Eyre	Chris Sandell

# Planning Applications to be Considered

Planning Applications received to be considered on 22 March 2021

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Trevor	Barberries	7 Beaconfields	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			10/03/21
<b>Variation of condition 9 and 11 of 20/01905/MMA for demolition of existing bungalow and detached garage and construction of three detached houses with amendments to finished floor levels and approved drawings</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QPEKEGBKMKF00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QPEKEGBKMKF00</a>		

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00650/LDCEX	Guy Martin 29-03-2021	Cllr Hogarth	Harringtons 2006
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Wealden Properties (Sevenoaks) Ltd	Brisket And Barrel	123 St Johns Hill	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			08/03/21	
<b>This application seeks to confirm that the detached rear building can be leased as a separate unit with Class E use.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QPEKEXBKMKQ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QPEKEXBKMKQ00</a>			

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00685/FUL	Mark Mirams 05-04-2021	Cllr Michaelides	Tim Ronalds Architects
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Sevenoaks School	Sevenoaks School	High Street	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/03/21	
<b>Installation of external lighting along the back of the Sackville Theatre, Performing Arts Centre and the Science and Technology Centre within the School grounds.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QPI9P7BKMS00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QPI9P7BKMS00</a>			

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/00687/HOUSE	Alexis Stanyer 05-04-2021	Cllr Bonin	E-Scape Landscape Architects
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs K Layng		151 London Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			15/03/21	
<b>Partial demolition of listed retaining wall, formation of vehicular access with two off road parking bays and access steps leading up to dwelling house. Bays paved and surrounded with kentish ragstone retaining walls surmounted with m/s railings and screened with low planting to front garden with alterations to landscaping.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QPI9Q1BKMSI00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QPI9Q1BKMSI00</a>			

# Planning Applications to be Considered

Planning Applications received to be considered on 22 March 2021

<b>17</b>	<i>Plan Number</i> <b>21/00688/LBCALT</b>	<i>Planning officer</i> Alexis Stanyer 05-04-2021	<i>Town Councillor</i> Cllr Bonin	<i>Agent</i> E-Scape Landscape Architects
<i>Case Officer</i>				
<i>Applicant</i> Mr & Mrs K Layng		<i>House Name</i>	<i>Road</i> 151 London Road	<i>Locality</i> Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 15/03/21
<b>Partial demolition of listed retaining wall, formation of vehicular access with two off road parking bays and access steps leading up to dwelling house. Bays paved and surrounded with kentish ragstone retaining walls surmounted with m/s railings and screened with low planting to front garden with alterations to landscaping.</b>				
<i>Web link</i>		<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QPI9Q2BKMSJ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QPI9Q2BKMSJ00</a>		

<b>18</b>	<i>Plan Number</i> <b>21/00730/HOUSE</b>	<i>Planning officer</i> Alexis Stanyer 05-04-2021	<i>Town Councillor</i> Cllr Eyre	<i>Agent</i> Kentec Draughting Services Ltd
<i>Case Officer</i>				
<i>Applicant</i> Mr R Fontaine		<i>House Name</i>	<i>Road</i> 54 Britains Lane	<i>Locality</i> Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i> 15/03/21
<b>Proposed two storey side and rear extension.</b>				
<i>Web link</i>		<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QPPNJOBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=QPPNJOBK0LO00</a>		