

9<sup>th</sup> November 2021



You are summoned to attend a meeting of the **PLANNING COMMITTEE**, to be held at **7pm** at the Bat & Ball Centre on **Monday 15<sup>th</sup> November 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/EE2gmPb2Jbg> 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 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 – **Vice Chairman**  
Cllr Dr Canet – Mayor  
Cllr Clayton  
Cllr Eyre  
Cllr Granville-Baxter  
Cllr Hogarth

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

#### **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.

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577  
email: [council@sevenoakstown.gov.uk](mailto:council@sevenoakstown.gov.uk)  
web: [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk)



## AGENDA



- 1 APOLOGIES FOR ABSENCE  
To receive and note apologies for absence.
  
- 2 REQUESTS FOR DISPENSATIONS  
To consider written requests from Members which have previously been submitted to the Town Clerk to enable participation in discussion and voting on items for which the Member has a Disclosable Pecuniary Interest. (s.31 & s.33 of the Localism Act 2011).
  
- 3 DECLARATIONS OF INTEREST  
To receive any disclosures of interest from Members in respect of items of business included on the agenda for this meeting.
  
- 4 MINUTES (Pages 7-19)  
To receive and agree the Minutes of the Planning Committee Meeting held on 1<sup>st</sup> November 2021.
  
- 5 COVID-19: PLANNING COMMITTEE ARRANGEMENTS
  - a) To note that the Town Council moved to face-to-face meetings, following the lifting of public health restrictions on 19<sup>th</sup> July 2021. These are to be held initially at Bat & Ball Centre and live streamed on Youtube.
  
  - b) To note that Councillors can attend meetings via Zoom, however will not be able to vote and will be counted as not legally present.
  
  - c) To note that all arrangements are subject to review.
  
- 6 APPEALS (Pages 21-24)  
To note that the following appeal had been allowed, and planning permission granted with five conditions.
  - APP/G2245/D/21/3275133: 20/03289/HOUSE – Riftwood, Oak Avenue
  
- 7 DEVELOPMENT CONTROL COMMITTEE (Pages 25-26)
  - a) To receive notice that the below application is due to be discussed by the Development Control Committee on 18<sup>th</sup> November 2021 at 7pm.
    - 21/00882/FUL – 1C Wickenden Road

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



INFORMATIVE: On 19<sup>th</sup> April 2021, Sevenoaks Town Council recommended refusal under Chairman's Action on the following grounds:

- Overdevelopment of the site and inadequate space between proposed development and adjacent existing terraced houses
- The development will result in a terrace of houses not in keeping with the other terraced houses along the road
- The proposed development will result in a loss of light to the side windows on 1 Nursery Close and loss of privacy to the garden of 1 Nursery Close.

b) To note that the full documentation may be accessed through the District Council's Planning portal, via the link below:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QQDR2YBKGLR00>

c) To nominate an Eastern Ward Councillor to attend the meeting, if deemed appropriate.

8 DEVELOPMENT CONTROL COMMITTEE (Pages 27-28)

a) To receive notice that the below application is due to be discussed by the Development Control Committee on 18<sup>th</sup> November 2021 at 7pm.

- 21/01126/FUL – Rear of 49 and 51 Wickenden Road

INFORMATIVE: On 10<sup>th</sup> May 2021, Sevenoaks Town Council recommended approval subject to the Planning Officer being fully satisfied that the new proposals address the aforementioned concern of bulk and excessive enclosure.

b) To note that the full documentation may be accessed through the District Council's Planning Portal, via the link below:

<https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRGKARBKIKD00>

c) To nominate an Eastern Ward Councillor to attend the meeting, if deemed appropriate.

9 KEY QUESTIONS TO INFORM SDC'S RENEWING OF ITS HOUSING STRATEGY (Pages 29-32)

a) To receive a number of Key Questions produced by Arc4, to inform SDC's renewing of its Housing Strategy.

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

b) To note that the deadline for comment is 17<sup>th</sup> November, where SDC and its consultant Arc4 will be hosting a virtual workshop between 7 and 8pm to discuss Members' answers.

c) To discuss and agree answers to the Key Questions, and decide whether these be presented by Cllrs at the virtual workshop, or forwarded directly to SDC's Housing Strategy Manager.

10 STC'S PROPOSAL FOR SPEED INDICATOR DEVICE (SID) IN SEVENOAKS

a) To note that KCC declined to arrange a meeting with representatives of the Planning Committee.

To therefore review and agree the below locations for KCC to arrange site reviews for:

- Brittains Lane near Beaconfields
- St Johns Hill between Quakers Hall Lane and Hollybush Lane
- Seal Hollow Road (near the school)
- Bradbourne Vale Road close to Knole Academy
- Tonbridge Road (near White Hart PH) – pending Cllr confirmation of whether this is a 40mph section or not.

11 PEDESTRIAN SAFETY AND ACCESSIBILITY AREAS OF CONCERN

a) To discuss and agree issues regarding pedestrian safety and accessibility at Suffolk Way, as requested by Cllr Parry at Planning Committee on 1<sup>st</sup> November 2021 and in response to Cllr Dr Canet's concerns. To propose any additional areas of concern to be forwarded to SDC.

12 PROPOSAL FOR AN STC POLICY TO BE DRAFTED FOR SUSTAINABLE BOUNDARY TREATMENT IN PLANNING APPLICATIONS

a) To form a Working Party to prepare a draft policy that sets clear guidelines for STC's objections against Planning Applications with unsustainable boundary treatment. This to include policies on the following and with inclusion of NDP policies.

- Sustainable boundaries e.g. hedging
- Porous front drives
- Trees – planting two for each one removed
- Signs – not internally illuminated – light pollution and energy
- 1m boundary distance

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577  
email: [council@sevenoakstown.gov.uk](mailto:council@sevenoakstown.gov.uk)  
web: [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk)

13 PLANNING APPLICATIONS (Pages 33-36)

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

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

- b) The meeting will be reconvened to consider planning applications received during the two weeks ending 8<sup>th</sup> November 2021.

14 PRESS RELEASES

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

Town Council Offices  
Bradbourne Vale Road  
Sevenoaks Kent TN13 3QG

tel: 01732 459 953 fax: 01732 742 577  
email: [council@sevenoakstown.gov.uk](mailto:council@sevenoakstown.gov.uk)  
web: [sevenoakstown.gov.uk](http://sevenoakstown.gov.uk)

[Page deliberately left blank]

Minutes of the PLANNING COMMITTEE meeting held on Monday 1<sup>st</sup> November 2021 at 7:00pm at Bat & Ball Centre, available to view on YouTube: <https://youtu.be/gkI3AMikuB4>

**Present:**

---

**Committee Members**

Cllr Bonin	<b>Present</b>	Cllr Michaelides	<b>Present</b>
Cllr Busvine OBE	<b>Present</b>	Cllr Morris Brown	<b>Apologies</b>
Cllr Camp – <b>Vice Chairman</b>	<b>Present</b>	Cllr Mrs Parry	<b>Apologies</b>
Cllr Dr Canet - Mayor	<b>Present</b>	Cllr Parry	<b>Present</b>
Cllr Clayton	<b>Remote Attendance*</b>	Cllr Piper	<b>Apologies</b>
Cllr Eyre	<b>Present</b>	Cllr Raikes - <b>Chairman</b>	<b>Present</b>
Cllr Granville-Baxter	<b>Present</b>	Cllr Shea	<b>Present</b>
Cllr Hogarth	<b>Present – left at 8pm</b>	Cllr Waite	<b>Apologies</b>

**Also in attendance:**

Town Clerk  
 Planning Committee Clerk  
 2 Members of the public

\*Members attending via Zoom took part in the discussion but were not permitted to vote on matters under consideration, legally they do not constitute as being “present” at the meeting.

**PUBLIC QUESTION TIME**

None.

**324 REQUESTS FOR DISPENSATIONS**

No requests for dispensations had been received.

**325 DECLARATIONS OF INTEREST**

None.

**326 DECLARATIONS OF LOBBYING**

Representation was received and circulated to all Councillors objecting to the following application:

- 21/03211/HOUSE – 1 Pinewood Avenue

**327 MINUTES**

The Committee received the MINUTES of the Planning Committee Meeting held 18<sup>th</sup> October 2021.

Cllr Eyre noted that in [Minute no. 311], his disclosable pecuniary interest was in [Agenda item no. 12], not [Plan no. 12] as recorded.

**It was RESOLVED** that the minutes be approved, subject to the above amendment.

328 COVID-19: PLANNING COMMITTEE ARRANGEMENTS

- a) It was noted that meetings had commenced face-to-face following the lifting of public health restrictions on 19<sup>th</sup> July 2021, to be live streamed on Youtube.
- b) It was noted that all arrangements were subject to review.

329 APPEALS

Councillors received notice of the submission of the following appeals:

- **APP/G2245/D/21/3279505: 21/00219/HOUSE – 41 Hillingdon Rise**
- **APP/G2245/D/21/3280857: 21/00703/HOUSE – The Old Bakehouse, Six Bells Lane**

330 DEVELOPMENT CONTROL COMMITTEE

Councillors noted that the following application was Granted by the Development Control Committee on 30<sup>th</sup> September 2021.

- 21/02393/HOUSE – 60 Hitchen Hatch Lane

331 SDC CONSULTATION: CALL FOR SITES

Councillors noted that SDC had launched its Stage 1 Call for Sites, and that Stage 2 was to be launched from 25<sup>th</sup> November.

It was **RESOLVED** that STC reiterate its prior recommendations submitted to SDC's previous SDC Call for Sites.

332 SEVENOAKS DISTRICT CHARACTER STUDY

Councillors noted that SDC had launched its Character Study, with the deadline for completing the survey being 8<sup>th</sup> November 2021.

**RESOLVED:** Cllrs wishing to complete the survey to do so by following the link previously provided.

333 SDC CONSULTATION: PROPOSED TRAFFIC REGULATION ORDER

- a) Councillors discussed SDC's proposed traffic order for an electric vehicle charging bay to replace a pay and display parking bay outside the telephone exchange.
- b) Councillors welcomed the proposal and it was **RESOLVED** that STC's support be forwarded to Sevenoaks District Council.



334 SDC CONSULTATION: SETTLEMENT HIERARCHY KEY SERVICES AND FACILITIES IN SEVENOAKS AUDIT

Councillors noted entries that had been added to the working document for SDC's above audit. It was **RESOLVED** that the complete document be forwarded to SDC.

335 SOUTH EAST WATER CONSULTATION: DRAFT CLIMATE CHANGE ADAPTATION REPORT

Councillors noted South East Water's consultation on its Climate Change Adaptation Report, and its enquiry as to whether STC would like to collaborate with South East Water in this area in the future.

**RESOLVED:** That STC's interest in future collaborations in this area be forwarded to South East Water.

336 STC'S PROPOSAL FOR SPEED INDICATOR DEVICE (SID) IN SEVENOAKS

Councillors discussed KCC's response to STC's updated list of proposed locations for a SID.

**RESOLVED:** That a meeting be arranged with a KCC Officer to discuss the issue at greater length and clarification, with Cllrs Shea and Clayton having volunteered to attend alongside an STC Officer on behalf of the Planning Committee.

337 DEPARTMENT OF TRANSPORT: PROPOSED STOPPING UP OF HIGHWAY AT SUFFOLK WAY AND BUCKHURST LANE

Councillors discussed the above proposal.

**RESOLVED:** To note the information, and for the separate issue of STC's concerns regarding the retaining of accessibility and pedestrian safety around this highway to be brought to the next Planning Committee Meeting.

338 PLANNING APPLICATIONS

(a) The meeting was adjourned to allow members of the public to speak for three minutes on the following applications, by prior arrangement.

[Plan no. 2] 1 Pinewood Avenue (Against)

[Plan no. 2] 1 Pinewood Avenue (For, with comments received and read by the Planning Committee Clerk by prior arrangement)

(b) The Committee considered planning applications received during the two weeks ending 25<sup>th</sup> October 2021. It was **RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

339 PRESS RELEASES

None.

There being no further business the Chairman closed the meeting at 21:00.

Signed .....  
Chairman

Dated .....

# Planning Applications Considered

Applications considered on 1-11-21

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/02107/HOUSE	Samantha Simmons 09/11/2021	Cllr Parry	Tangent Space 01892 85
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Hann			77 Britains Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/21

## 21/02107/HOUSE - Amended plan

**Demolition of existing garage & Porch. Construct two storey extension to front elevation but extending up to first floor with hipped roof over linking back to main roof of house. Construct two storey side extension including single storey rear extension on rear elevation.**

### Summary of the main amendments:

**Amended plans to reduce depth of rear extension and increase depth to the front elevation of the house.**

### Comment

**Sevenoaks Town Council recommended approval.**

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03211/HOUSE	Samantha Simmons 09/11/2021	Cllr Clayton	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Tomkins			1 Pinewood Avenue	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/10/21

## Loft conversion with dormer to rear.

### Comment

**Recommended from the Chair with Cllr Clayton's remote attendance:**

**Sevenoaks Town Council noted the changes which had been made since the refusal of 20/20755 but consider that the overall impact of overlooking and enclosure on the garden of no 3 has not been resolved. The Town Council therefore recommended refusal because of the impact on privacy of the neighbouring dwelling, and on the character of the semidetached pair.**

# Planning Applications Considered

Applications considered on 1-11-21

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03217/HOUSE	Ravi Rehal 02-11-2021	Cllr Raikes	Wyatt Glass Architects 01799 899499
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Alanwiye			62 St Johns Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/10/21
<b>Basement kitchen/dining, ground floor rear and side extension, and two storey side extension. Demolish garage and side extension.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal unless:**  
 -The planning and conservation officers are satisfied that any change to the front boundary and entrance gateposts will retain the integrity of the current appearance and the street scene  
 -The Arboriculture Officer is satisfied that the integrity of the tree in front of the property on St Johns Road will be retained.

**Informative: Sevenoaks Town Council noted that there were no plans for the boundary treatment to enable an informed view.**

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03254/MMA	Ravi Rehal 05-11-2021	Cllr Eyre	Stephen Langer
<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>
				15/10/21

**21/03254/CONVAR - Amended plan Amendment to 20/00904/FUL.**

**A summary of the main changes are set out below:  
 Application type changed and proposal amended.**

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03299/HOUSE	Ravi Rehal 04-11-2021	Cllr Morris Brown	Ms Katharina Odutola
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs W Docking			18 Swaffield Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/10/21

**Replacement of existing conservatory with rear extension, conversion of garage into living space, front porch, relocation of solar panels.**

*Comment*

**Recommended from the Chair with Cllr Morris Brown's apologies:**

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 1-11-21

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03311/FUL	Joshua Ogunleye 02-11-2021	Cllr Parry	Chris Yeates 01202 0490
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Humberstone			7 Yeomans Meadows	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/10/21
<b>Demolition of existing bungalow and erection of 2 1/2 storey detached house plus basement and garage.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the occupation of the flat above the garage to be enured to the house.**

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03326/HOUSE	Joshua Ogunleye 03-11-2021	Cllr Dr Canet	David Dennis
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Schwark			37 Robyns Way	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/21
<b>Proposed new roof, proposed dormers at front and rear and Juliet balcony, proposed new roof in the open porch at front and alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03343/HOUSE	Samantha Simmons 03-11-2021	Cllr Michaelides	Open Architecture 01732 770500
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Hiscock		The Outfield	1 Chartway	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/21
<b>Replace existing boundary fence with new wall with stone finish.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the designs and materials, and that they match and continue those of the existing Knole Park heritage wall.**

**Informative: Sevenoaks Town Council requested that the Conservation Officer confirm that the proposed wall would not be built on part of the Conservation Area.**

# Planning Applications Considered

Applications considered on 1-11-21

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/03347/HOUSE</b>	Joshua Ogunleye 03-11-2021	Cllr Parry	John Simmons
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J Gregory		Glendale	Clenches Farm Lane	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/10/21
<b>Installation of an in-ground swimming pool,with hard paved terrace surrounds and construction of an ancillary small pool house.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to the Officers ensuring that sufficient noise attenuation is provided.**

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/03360/MMA</b>	Anna Horn 02-11-2021	Cllr Mrs Parry	Open Architecture 01732
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr L Thomas		Fairlawn	Parkfield	Wildernesse
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				12/10/21
<b>Minor material amendment to: 20/03773/HOUSE.</b>				

*Comment*

**Recommended from the Chair with Cllr Mrs Parry's apologies:  
Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 1-11-21

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03380/HOUSE	Ravi Rehal 05-11-2021	Cllr Shea	David Dennis 01732 2401
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Burden			3 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/10/21
<b>Erection of a first floor extension and alterations to fenestration.</b>				

## Comment

<p><b>Sevenoaks Town Council recommended refusal on the following grounds:</b></p> <p><b>1. Design, Appearance and Materials:</b></p> <p>1.1. The impact of the changes in style and construction lines compared to the adjoining neighbour would be detrimental to the consistency of the pair,</p> <p>1.2. The materials to be used are unclear. Whilst the application form says that the materials are 'to match existing' for tiles and 'white uPVC' for windows, none of the original will remain to be matched to, and it is not clear whether the intention is to match the adjoining property. The drawings do not specify materials, but appear to show smooth render, grey roof tiles and grey window frames. The Neighbourhood Character Area Assessment requires a palette of white render, half-timbered gables and brown brick and roof tiles;</p> <p>1.3. Ridgeline of northern portion is elevated above the existing roof line of the whole street of bungalows, which is at odds with the Neighbourhood Character Area Assessment;</p> <p>1.4. It is unclear from the drawings whether the building line at the front comes forward of the existing line which the Neighbourhood Character Area Assessment;</p> <p>2. The garage and gym buildings appear to be new but not listed in the application form</p> <p>3. The building would be overbearing on neighbouring homes on both sides causing loss of light, visual amenity and overshadowing to the north.</p> <p><b>Informative: Sevenoaks Town Council noted that the information provided for the application appeared incomplete and light on detail, for instance on elevations and how the development would impact neighbouring properties.</b></p>
---

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03402/FUL	Sean Mitchell 09/11/2021	Cllr Camp	Joe Alderman
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr G Algar		Land East of	168 St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/10/21
<b>Erection of part 3/part 4 storey building containing 8 flats as affordable housing (5 x 1 Bedroom and 3 x 2 Bedroom Flats) with associated cycle/refuse storage.</b>				

## Comment

<p><b>Sevenoaks Town Council recommended refusal on the following grounds:</b></p> <p>The design and appearance is not in keeping, particularly as the adjacent building is part-listed.</p> <p>The bulk and scale is not in keeping with the street scene and it is overdevelopment of the site</p> <p>There is no parking provision for service and delivery vehicles on a development which is on the A25.</p> <p>Light pollution and other interferences from the hospital</p> <p><b>Informative:</b></p> <p>Sevenoaks Town Council noted that more detail is needed for the affordable housing to ensure that it is affordable for the duration of the buildings.</p> <p>Sevenoaks Town Council acknowledged the accessibility and transport services available near the development, but also encouraged provision of at least some parking for residents.</p>
--

# Planning Applications Considered

Applications considered on 1-11-21

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03406/HOUSE	Charlotte Brooks-Lawrie 08-11-2021	Cllr Hogarth	Ms Esti Boooyen de Jong
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs C Allen		4 Bradbourne Court	Bradbourne Vale Road	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/10/21
<b>Conversion of existing garage, new rear balcony and external staircase to garden and raised &amp; stepped fence with associated landscaping and alterations to fenestration.</b>				

*Comment*

**Sevenoaks Town Council recommended refusal on the grounds of the adverse effect that the loss of light and privacy would have on both properties on either side of the development.**

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03412/FUL	Ashley Bidwell 12-11-2021	Cllr Eyre	Mr B Best barry.best@co
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr T Kinghorn			76 Kippington Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/21
<b>Replacement dwelling.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>15</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03413/HOUSE	Ashley Bidwell 08/11/2021	Cllr Shea	Mr B Best 07721 010293
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Cunningham			4 Oakdene Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				18/10/21
<b>Removal of existing room and construction of first floor to form living accommodation with Juliet balcony, removal of existing garage/store and construction of garden store and utility room and rear extension to form additional living space and rooflights.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, subject to:**  
**-The materials and colours being consistent with the Neighbourhood Character Area Assessment,**  
**-The Planning Officer being satisfied that there is no overlooking to the rear, and**  
**-The Planning Officer also being satisfied that the roofline is consistent with the neighbouring properties.**



# Planning Applications Considered

Applications considered on 1-11-21

<b>16</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03417/FUL	Ashley Bidwell 11/11/2021	Cllr Busvine	Dr Robert Wickham 0173 8456888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Dr N Kharnetskaya		Auction House	Argyle Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/21

**Alterations to pedestrian access to first floor.**

*Comment*

**Sevenoaks Town Council recommended refusal, unless it is confirmed that the internally illuminated signage is to be excluded from the proposal.**

**Informative: While STC has no objection to a scheme to improve access to the first floor of the Auction House, the proposed inclusion of an internally illuminated sign breaches STC policy on signage.**

**Sevenoaks Town Council also recommended that time constraints be conditioned what times the lights can be on in order to limit disturbance to neighbours.**

<b>17</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03432/ADV	Ashley Bidwell 11/11/2021	Cllr Granville-Baxter	Roland Lee 02077 40095
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Industrial Property Investment Fund			14 Cramptons Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/10/21

**Installation of 1 no. totem signage at the entrance of the site, to display the name of the estate and the information of the occupant of each unit.**

*Comment*

**Sevenoaks Town Council recommended approval subject to the sign being non-illuminated either internally or externally.**

<b>18</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03433/ADV	Joshua Ogunleye 10/11/2021	Cllr Morris Brown	Darren Maddison 01921 365888
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
c/o Agent		The Sevenoaks Vine Club All	Hollybush Close	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/21

**Erection of a digital scoreboard.**

*Comment*

**Recommended from the Chair with Cllr Morris Brown's apologies:**

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 1-11-21

<b>19</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03440/MMA	Ravi Rehal 10/11/2021	Cllr Hogarth	Miss J Nash
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Killington		Springbank	Clock House Lane	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/10/21
<b>Minor material amendment to 21/01784/HOUSE.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>20</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03473/HOUSE	Ravi Rehal 15-11-2021	Cllr Bonin	Miss Alice Reed 01892 87
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms S Carloni			43 The Drive	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/10/21
<b>Single storey rear extension, 1st floor extension above garage, loft conversion, internal alterations &amp; conversion and extension of outbuilding to annexe with a new drive.</b>				

*Comment*

**Sevenoaks Town Council recommended approval subject to:**  
 -The Conservation Officer being satisfied with the plans and materials  
 -The Planning Officer being satisfied that there are no issues of overlooking the neighbouring property  
 -The condition that all extensions remain ancillary to the main building.

<b>21</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03485/HOUSE	Samantha Simmons 15-11-202	Cllr Parry	Mr David Allen 01732 753
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Smith		Beaconhurst	18 Beaconfields	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				25/10/21
<b>Alterations to the existing garage building to provide additional incidental.</b>				

*Comment*

**Sevenoaks Town Council recommended approval, on the condition that this facility remains ancillary to the occupants.**

<b>22</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03489/HOUSE	Ashley Bidwell 12-11-2021	Cllr Parry	Mr Frank Knight 0796604
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr R Johnson			7 Downsview Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/21
<b>Demolition of existing garage and erection of a double storey side and ground floor rear extension alterations to front fenestration to include new roof to porch and rear dormer extension with front roof lights.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

# Planning Applications Considered

Applications considered on 1-11-21

<b>23</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03490/HOUSE	Anna Horn 12-11-2021	Cllr Granville-Baxter	David Dennis 01732 2401
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Leonard			5 Broomfield Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/21
<b>Proposed first floor extension with new roof and rooflight.</b>				

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>24</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03501/HOUSE	Samantha Simmons 12-11-202	Cllr Dr Canet	Mr Iain Fort iain@forte.ser
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr D Steele			212 Seal Road	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/21

**Storey side extension with hiped tiled roof, with 2 storey extension wrapping around to the rear across 50% of the original rear elevation and out from the rear elevation by 3m, single-storey 3 m rear ground floor extension infill across to the boundary. Built from materials to match the existing house, Matching windows to the front and rear elevations. Hip to gable loft conversion with rear-facing dormer.**

*Comment*

**Sevenoaks Town Council recommended approval.**

<b>25</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03506/HOUSE	Joshua Ogunleye 12-11-2021	Cllr Raikes	Mr Anthony Withall 01732
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Bates		Hollybank	8 Carrick Drive	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/10/21

**Two-storey annexe side extension with associated hard and soft landscaping works.**

*Comment*

**Sevenoaks Town Council recommended approval, on the basis that and subject to the extension being ancillary to the existing dwelling.**

[Page deliberately left blank]

---

# Appeal Decision

Site Visit made on 27 September 2021

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

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

**Decision date: 29 October 2021.**

---

**Appeal Ref: APP/G2245/D/21/3275133**

**Riftwood, Oak Avenue, Sevenoaks TN13 1PR**

- 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 M Rudd against the decision of Sevenoaks District Council.
  - The application Ref 20/03289/HOUSE, dated 16 November 2020, was refused by notice dated 12 March 2021.
  - The development proposed is erection of an annex.
- 

## Decision

1. The appeal is allowed and planning permission is granted for the erection of an annex and demolition of existing garage at Riftwood, Oak Avenue, Sevenoaks TN13 1PR, in accordance with the application Ref: 20/03289/HOUSE, dated 16 November 2020, subject to the conditions in the attached schedule.

## Procedural Matter

2. The application form described the development as erection of an annex. However, the Council's decision notice and the appeal form included reference to the demolition of the existing garage. As this is a more accurate description of the totality of the development, I have used it in my formal decision.
3. The application was made in the name of Mr M Rudd. The appeal was submitted in the name of John Rudd. However, it has been confirmed in writing that this is one and the same person.

## Main Issues

4. The main issues are the effects of the annexe on:
  - a) the character and appearance of the area, including its effect on the host property, a locally listed building;
  - b) the living conditions of the occupants of Ashley in relation to privacy.

## Reasons

### *Character and appearance*

5. Riftwood and Ashley comprise a substantial property and locally listed building near the corner of Oak Avenue and Grassy Lane. It has been sub-divided into 2 dwellings both of which have generously proportioned front and rear gardens. Riftwood has an existing double garage with a pitched roof and hipped ends located close to the roadside boundary. The proposal seeks to demolish this and replace it with an annex which would include a single garage combined with living accommodation on the ground floor and in the roof space.

6. Oak Avenue is characterised by large, detached dwellings set well back from the road. Mature trees and boundary hedges screen the buildings from the street. Consequently, the existing garage is not prominent in the street scene. Although the proposed annex would have a larger footprint, it would be the same height and set further back on the site. It would therefore not appear intrusive in the street scene. The annex, although larger than the existing garage, would appear subservient and ancillary when seen in the context of the substantial proportions and scale of the main building.
7. The Council's Supplementary Planning Document: Residential Extensions advises that garages and outbuildings should not generally be sited in front of the building line. However, several other properties in Oak Avenue already have large garages and annexes in their front gardens. Although these are attached to the host properties, they are of a similar scale to the proposal and include accommodation at first floor level served by dormer windows. In these respects, the proposal would not be out of keeping with the pattern of development elsewhere in Oak Avenue.
8. The significance of the locally listed building is derived from its architectural features, particularly its unusual bay window with a conical roof. The proportions of the annex and its siting to the side of the front garden would ensure that it would not obscure views of the front elevation of Riftwood or its bay window. As the annex would be detached, it would not disrupt or disturb any of the host property's existing features. Consequently, neither the setting nor the significance of the locally listed building would be adversely affected by the proposal. This would not be the case if the proposal had been linked to the host property in the way that annexes at Holmoak and Lorne House relate to those properties.
9. For all these reasons I conclude that the proposal would not harm the character and appearance of the area, or the significance of the locally listed building. It would comply with Policy SP1 of the Sevenoaks Core Strategy 2011 (Core Strategy) and Policies EN1 and EN4 of the Sevenoaks Allocations and Development Management Plan 2015 (SADMP). These policies require development to respect local distinctiveness and protect heritage assets.

#### *Living conditions*

10. The windows serving the upper floor of the annex would look towards Ashley. The oblique angle of view would prevent any direct views into habitable rooms within this adjoining property which look out on the driveway. However, it would be possible to view Ashley's front door and observe comings and goings from within the driveway. I appreciate that the neighbour considers that this would give rise to overlooking and loss of privacy in these areas. However, these areas are not habitable or private amenity spaces which planning policies seek to protect. Neither are they areas on which Ashley's occupants rely for privacy as the house has a substantial and enclosed rear garden. In any event, the separation distance between the annex and the shared boundary of 13m would reduce any potentially harmful effects of occasional overlooking from bedrooms in the roof space.
11. Having regard to the proposed siting and orientation of the annex, I am also satisfied that it would not appear overbearing from either of the neighbouring dwellings.

12. I therefore conclude that the proposal would not unduly harm the living conditions of the occupants of Ashley, arising from an unacceptable loss of privacy. The proposal would comply with Policy EN2 of the SADMP which permits development where it would safeguard existing occupants from unacceptable overlooking and loss of privacy.

### **Other Matters**

13. I appreciate the concerns of neighbours that the annex could be used as an independent dwelling bringing more families and vehicles into the area. However, there is no suggestion or evidence that the plot would be sub-divided. The access, parking area and garden space at Riftwood would be shared, demonstrating a functional link with the main property. The highway authority was satisfied that the existing parking area would be sufficient for the dwelling and annex. Furthermore, the use of the building can be controlled by the imposition of an appropriate condition to ensure that it remains ancillary to the main dwelling.

14. The existing garage is close to a mature tree within the grass verge on Oak Avenue. The annex would be further away from it so would be unlikely to cause the tree any significant harm. Some vegetation within the front garden would be lost with the construction of the annex. However, this could be removed without the need for planning permission and is therefore not a reason for the scheme to fail.

### **Conditions**

15. The Council has suggested conditions in the event that the appeal was allowed. I have considered these in the light of the tests set out in paragraph 56 of the National Planning Policy Framework (July 2021) and amended them where necessary for the sake of clarity and precision.

16. In addition to the standard time limit, conditions specifying the plans and the materials to be used are required to provide certainty and secure a satisfactory appearance to the development. Obscure glazing in the south-facing rooflights is justified to protect the living conditions of the occupants of Holmoak. A condition restricting the use of the building as ancillary accommodation to the main dwelling is essential to prevent the creation of a separate dwelling independent of the host property.

### **Conclusion**

17. I have found that the proposal complies with the development plan and other material considerations, including the representations made by neighbours, do not indicate that the appeal should be determined otherwise.

18. For this reason, the appeal is allowed, subject to conditions.

*Sheila Holden*

INSPECTOR

## **Schedule of Conditions**

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan, MR/P.01/A, MR/P.02/A, MR/P.03/A and MR/P.04.
- 3) The materials to be used in the construction of the development hereby permitted shall be those indicated on the approved plan MR/P.03/A.
- 4) The building hereby permitted shall not be occupied until the rooflights in the southern elevation have been fitted with obscured glazing, and no part of those rooflights that is less than 1.7 metres above the floor of the room in which it is installed shall be capable of being opened. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the rooflights are installed and once installed the obscured glazing shall be retained thereafter.
- 5) The building hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Riftwood.



The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3  
Ask For: Sean Mitchell  
Email: [planning.comments@sevenoaks.gov.uk](mailto:planning.comments@sevenoaks.gov.uk)  
My Ref: 21/00882/FUL  
Your Ref: JAMES REUTHER  
Date: 9 November 2021

Dear Sir/Madam

**Town and Country Planning Act 1990**

**Site:** 1C Wickenden Road Sevenoaks KENT TN13 3PJ

**Development:** Sub division of land with demolition of existing garage and store room to form new two storey dwelling and formation of vehicle access to number 1c.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **18 November 2021** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

[https://www.youtube.com/channel/UCIT1f\\_F5OfvTzxjZk6Zqn6g](https://www.youtube.com/channel/UCIT1f_F5OfvTzxjZk6Zqn6g)

We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view: [www.sevenoaks.gov.uk/developmentcontrolcommittee](http://www.sevenoaks.gov.uk/developmentcontrolcommittee).

If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our Customer Solutions Team on 01732 227000, who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: [DC.Committee@sevenoaks.gov.uk](mailto:DC.Committee@sevenoaks.gov.uk).) This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans. Please note that written information is not permitted to be used as a "visual aid".

Those wishing to speak, may address the Committee remotely or in person but are

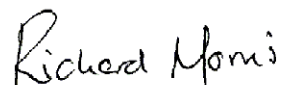
Chief Executive: Dr. Pav Ramewal  
Council Offices, Argyle Road, Sevenoaks, Kent TN13 1HG  
Telephone: 01732 227000 DX 30006 Sevenoaks  
Email: [information@sevenoaks.gov.uk](mailto:information@sevenoaks.gov.uk)  
[www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)



encouraged to do so remotely. Joining details for Zoom will be sent out the day before the Committee by Democratic Services. In order to adhere to social distancing, please make it known when registering to speak whether you will be attending remotely or in person.

Copies of the committee agenda, including the report relevant to this application, will be available to view and download 5 working days before the Committee Date, via our website, [www.sevenoaks.gov.uk](http://www.sevenoaks.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  
Deputy Chief Executive  
Chief Officer - Planning & Regulatory Services

The Parish/Town Clerk

Direct Dial: 01732 227000, Option 3  
Ask For: Sean Mitchell  
Email: [planning.comments@sevenoaks.gov.uk](mailto:planning.comments@sevenoaks.gov.uk)  
My Ref: 21/01126/FUL  
Your Ref: MR PETER HADLEY  
Date: 9 November 2021

Dear Sir/Madam

**Town and Country Planning Act 1990**

**Site:** Rear Of 49 And 51 Wickenden Road Sevenoaks KENT TN13 3PL

**Development:** Erection of a pair of semi-detached dwellings of two storey design with associated parking, amenity space, bicycle and bin storage.

The current application on this site is due to be considered at the meeting of the Development Control Committee, on **18 November 2021** at 7 pm. The Meeting will take place at the Council Offices, Argyle Road, Sevenoaks Kent, TN13 1HG and will be live streamed to YouTube here:

[https://www.youtube.com/channel/UCIT1f\\_F5OfvTzxiZk6Zqn6g](https://www.youtube.com/channel/UCIT1f_F5OfvTzxiZk6Zqn6g)

We operate a system of public speaking at meetings of the Committee. For advice on speaking on planning applications and further information about the Development Control Committee please view: [www.sevenoaks.gov.uk/developmentcontrolcommittee](http://www.sevenoaks.gov.uk/developmentcontrolcommittee).

If a representative from the Parish/Town Council would like to speak on the application, please register your interest with our Customer Solutions Team on 01732 227000, who can also answer any questions you may have regarding the public speaking procedure. You need to register your interest by 5pm on the day of the meeting at the latest. Only one person can be registered. However, in the case of deferred applications being reconsidered by the Committee, further representations will not normally be heard at the meeting.

Please be advised once you have registered to speak, if you wish to show any photographs or plans (no more than three), these must be submitted electronically to the Development Control Team by 5pm the day BEFORE the meeting date (email: [DC.Committee@sevenoaks.gov.uk](mailto:DC.Committee@sevenoaks.gov.uk).) This deadline is to ensure sufficient time is available to prepare and check the presentation before the meeting. Material received after this time will be rejected. Any photomontages or other visualisations of the appearance of the development will only be accepted if they are accompanied by a statement showing how they have been created based on the application plans. Please note that written information is not permitted to be used as a "visual aid".

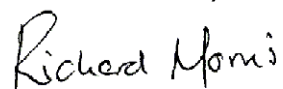
Those wishing to speak, may address the Committee remotely or in person but are encouraged to do so remotely. Joining details for Zoom will be sent out the day

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

before the Committee by Democratic Services. In order to adhere to social distancing, please make it known when registering to speak whether you will be attending remotely or in person.

Copies of the committee agenda, including the report relevant to this application, will be available to view and download 5 working days before the Committee Date, via our website, [www.sevenoaks.gov.uk](http://www.sevenoaks.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  
Deputy Chief Executive  
Chief Officer - Planning & Regulatory Services

# Housing Strategy 2021-2026

## Key Questions for Members

**Q1:** Thinking about housing in Sevenoaks District, which of the following do you think is most important? Please choose the **three** most important

Affordability - residents can afford to purchase or rent a property in a location of their choice	
Quality & design - homes are well designed, functional and of a high standard	
Suitability - residents can live in a property that is the right size and type to meet their needs	
Allocation - we make the best use of our existing housing stock	
Energy efficiency - homes are fuel efficient and not damaging to the environment	
Maintenance - assistance is available for home owners and private renters to help repair and maintain their homes	
Well-designed places - places are safe, easy to move around and have good connections to wider amenities	
Equality - new housing developments have a mix of private and social housing, with similar build standards	
Infrastructure - there are adequate amenities in place and good transport links allow easy access to services	
Health and wellbeing - we promote good physical and mental health by improving access to open green space and encouraging outdoor activities	
Accessibility - residents are able to live comfortably in a home which can be adapted over their lifetime	
Diversity of housing - there is a range of housing options available to suit the different needs of people in the community	
Access to services - the right services are in place to allow residents to continue living independently at home, supported by technology where appropriate	
Other (please specify)	

**Q2:** What do you feel are the main housing challenges in the Sevenoaks District? Please choose the **five** most important

Shortage of social housing	
Shortage of housing available for home ownership	
Affordability of private rented accommodation	
Quality of private rented accommodation	
Lack of housing options for young people or first-time buyers	
Lack of specialist housing for disabled or elderly residents e.g. wheelchair accessible housing	
Lack of housing options for older residents looking to resize or release equity	
Lack of housing options for working age households	
Lack of 'alternative' housing options, for example, Discounted or Intermediate Market Rent, Shared Equity, Shared Ownership, Self/ Custom Build	

Preventing and addressing homelessness	
Lack of amenities to support new housing developments e.g. schools, GP surgeries, dentists	
Lack of suitable land for housebuilding	
Property condition issues	
Tackling climate change and making homes more energy efficient	
Fuel poverty	
Bringing empty and disused properties back into use	
Remodelling town centres	
Regenerating areas of low demand	
Accessibility of public services	
Other (please specify)	

**Q3:** What do you see as being the barriers or challenges to delivering affordable homes in the District?

**Q4:** Would you be supportive of the Council exploring different sources of funding to deliver new affordable homes where appropriate, for example, borrowing through the Public Works Loan Board or institutional investment?

**Q5:** Should the Council consider working more in partnership with housing associations, private developers and/or landowners to increase the supply of new affordable homes in the district?

**Q6:** Thinking about the Council’s two Local Authority Trading Companies - Quercus 7 and Quercus Housing - what do you feel is their role is in helping to deliver this strategy? And how could they do more to deliver market and affordable housing in the District?

**Q7:** How could the Council address the barriers to providing permanent accommodation to move on households currently placed in temporary accommodation? Would the Council be prepared to build and own it?

**Q8:** Are you aware of community development models, for example Community Led Housing and Community Land Trusts? Could these models be adopted in the District?

**Q9:** Should the approach to housing delivery be undertaken more holistically, with an emphasis on the creation of communities not 'just' housing? How could this be achieved?

**Q10:** What do you consider the impacts are on existing infrastructure, services, and amenities when new homes are built?

**Q11:** How could the Council work with Kent County Council (KCC) to ensure that provision of sufficient supported housing options are available for people with physical disabilities, learning disabilities, mental health problems and other needs, in line with KCC Accommodation Strategy?

**Q12:** Do you consider there to be a stigma around social rented housing in the District and if so, how could this be addressed?

**Q13:** Do you feel there should be greater prioritisation of the natural environment and greater consideration to the link between housing and health (both mental and physical) in the emerging Housing Strategy?

**Q14:** Do you think the Council should be giving greater consideration to the design of future homes e.g. decarbonisation, improved energy efficiency, space standards to meet changing needs - home work and study, adaptability?

**Q15:** How would you like to see the Housing Strategy take account of the impact of the COVID-19 pandemic?



# Planning Applications to be Considered

Planning Applications received to be considered on 15 November 2021

<b>1</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/03378/LBCALT</b>	Ashley Bidwell 24/11/2021	Cllr Bonin	Chris Bishop 07736 932244
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Cornthwaite				
Flat 3				
90-92 High Street				
Town				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
03/11/21				
<b>Internal alterations to link kitchen and living room.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R0TLLSBKCC000">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R0TLLSBKCC000</a>			

<b>2</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/03443/HOUSE</b>	Joshua Ogunleye 19/11/2021	Cllr Busvine	David Dennis 01732 240140
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
White				
41 Granville Road				
Town				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
29/10/21				
<b>Erection of a ground floor extension to rear and loft conversion.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R0Z5O5BKKA00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R0Z5O5BKKA00</a>			

<b>3</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/03478/HOUSE</b>	Ravi Rehal 16/11/2021	Cllr Eyre	Mrs Carmen Austin carmen@ca-architects.co.uk
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr & Mrs Skinner				
23 Croft Way				
Kippington				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
26/10/21				
<b>New side extension over existing garage. New porch. Changes to loft. Internal works.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R16KDRBKKZ000">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R16KDRBKKZ000</a>			

<b>4</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	<b>21/03519/HOUSE</b>	Ravi Rehal 18/11/2021	Cllr Parry	Mr Barry Best 07721 010293
<i>Case Officer</i>				
<i>Applicant</i>				
<i>House Name</i>				
<i>Road</i>				
<i>Locality</i>				
Mr A Wollaston				
Tweedbank				
Fernside Lane				
Kippington				
<i>Town</i>				
<i>County</i>				
<i>Post Code</i>				
<i>Application date</i>				
28/10/21				
<b>Demolition of existing garage and part of existing house. Construction of a two storey extension with living accommodation within the roof space. Detached garage.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1BIWUBK0LO00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1BIWUBK0LO00</a>			

# Planning Applications to be Considered

Planning Applications received to be considered on 15 November 2021

<b>5</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03527/FUL	Joshua Ogunleye 25/11/2021	Cllr Mrs Parry	Mr Mark Garland 01892 724542
<i>Case Officer</i>				
<i>Applicant</i>				
Mr & Mrs Potter	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
	Land South of Blackhall Spinne	Blackhall Lane	Wilderness	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/11/21	
<b>Erection of detached five bedroom house and garaging.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1C4ATBKLAU00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1C4ATBKLAU00</a>			

<b>6</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03535/HOUSE	Charlotte Brooks-Lawrie 18/11/2021	Cllr Eyre	Nathan Burr 01732 742200
<i>Case Officer</i>				
<i>Applicant</i>				
Mr & Mrs Farmer	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
		71 Weald Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			28/10/21	
<b>Proposed detached car port and gym.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1DYY5BKLDQ00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1DYY5BKLDQ00</a>			

<b>7</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03540/FUL	Ravi Rehal 17/11/2021	Cllr Morris Brown	Mr Mark Garland 01892 724542
<i>Case Officer</i>				
<i>Applicant</i>				
Mr & Mrs Enderby	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
		14 Holmesdale Road	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			27/10/21	
<b>Single Storey rear extension to Flat 14A.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1DYZCBKLE000">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1DYZCBKLE000</a>			

<b>8</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03565/HOUSE	Ravi Rehal 19/11/2021	Cllr Clayton	Mr Ian Hudson 01892673158
<i>Case Officer</i>				
<i>Applicant</i>				
Mr & Mrs Lashmar	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
		2 Serpentine Court	Eastern	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			29/10/21	
<b>Proposed first floor side extension, internal and external alterations, and associated external landscaping works.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1LDMIBKLP100">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1LDMIBKLP100</a>			

<b>9</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03590/HOUSE	Charlotte Brooks-Lawrie 25/11/2021	Cllr Shea	Mr B Eames 01580 230413

# Planning Applications to be Considered

Planning Applications received to be considered on 15 November 2021

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Rademaker		23 Grove Road	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			04/11/21
<b>Proposed single storey rear extension. Installation of P.V. panels to existing flat roof.</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1P2YKBKLW900">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1P2YKBKLW900</a>		

<b>10</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03607/HOUSE	Stephanie Payne 24/11/2021	Cllr Michaelides	Mr Arjun Madhraj 07504828579
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mrss Devine		56 Granville Road	Town	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/11/21	
<b>Single storey rear side infill extension with rooflights.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1QXMWBKLZT00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1QXMWBKLZT00</a>			

<b>11</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03617/HOUSE	Joshua Ogunleye 24/11/2021	Cllr Parry	Nadia Ledger 07967048613
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs Gloyne	Chequertree	81 Kippington Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			03/11/21	
<b>Removal of existing double garage and construct a new double garage with a first floor, dormer windows to the front elevation and rooflights to the rear.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1WKE3BKM7L00">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1WKE3BKM7L00</a>			

<b>12</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03629/HOUSE	Charlotte Brooks-Lawrie 25/11/2021	Cllr Hogarth	Anthony Withall 01732 753333
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr & Mrs D Smith		101 Hitchen Hatch Lane	St Johns	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			04/11/21	
<b>Single storey rear and side extension. New front door and fenestration amendments. New parking arrangements with associated hard and soft landscaping works.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1YF1BBKMB100">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R1YF1BBKMB100</a>			

<b>13</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03649/HOUSE	Charlotte Brooks-Lawrie 26/11/2021	Cllr Parry	Mr David Burr 01732 742200

# Planning Applications to be Considered

Planning Applications received to be considered on 15 November 2021

<i>Case Officer</i>			
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Wilding		16 The Middlings	Kippington
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>
			05/11/21
<b>To demolish the garage and covered area and construct a two storey side extension with a single storey front extension.</b>			
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R209RSBKM000">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R209RSBKM000</a>		

<b>14</b>	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	21/03657/HOUSE	Stephanie Payne 26/11/2021	Cllr Eyre	Mr Jeremy Sparrow 0132202865
<i>Case Officer</i>				
<i>Applicant</i>	<i>House Name</i>	<i>Road</i>	<i>Locality</i>	
Mr C Peters	Midhurst	79A Kippington Road	Kippington	
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			05/11/21	
<b>Single storey side-extension.</b>				
<i>Web link</i>	<a href="https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R224F2BKMJ100">https://pa.sevenoaks.gov.uk/online-applications/applicationDetails.do?activeTab=summary&amp;keyVal=R224F2BKMJ100</a>			