

Sevenoaks Town Council

**Minutes of the meeting of the Planning & Environment Committee
Held on Monday 02 February 2026 in the Council Chamber, Town Council Offices, TN13
3QG**

Livestreamed and available to view on YouTube until approved by Council:

<https://youtube.com/live/I-AQ5JVh6Z8>

Meeting commenced: 19:00

Meeting Concluded: 20:30

Present:

Committee Members

Quorum minimum of six members

Cllr Ancrum	Present	Cllr Layne	Present
Cllr Camp – Chair	Present	Cllr Michaelides	Present
Cllr Dr Canet	Present	Cllr O’Hara	Apologies
Cllr Clayton – Mayor	Present	Cllr Shea – Leader	Apologies
Cllr Daniell – Deputy Leader	Present	Cllr Skinner OBE – Vice Chair	Present
Cllr Dr Dixon	Present	Cllr Varley	Apologies
Cllr Granville – Deputy Mayor	Apologies	Cllr Willis	Present
Cllr Gustard	Apologies	Cllr Wightman	Present

Also in attendance:

Town Clerk

Planning Committee Clerk

1 Member of the Public

PUBLIC QUESTION TIME

None.

619 - APOLOGIES FOR ABSENCE

As above.

620 - REQUESTS FOR DISPENSATIONS

No requests for dispensations had been received.

621 - DECLARATIONS OF INTEREST

a) Cllr Camp declared that all Councillors had a non-pecuniary interest in the following application, due to the applicant being fellow Town Councillor, Cllr Gustard. Cllr Gustard was not in attendance, and Councillors remained open-minded to the application’s contents:

- **[Plan no. 15] 25/03547/HOUSE – Chenies, 84 Oakhill Road**

b) Cllr Skinner and Cllr Ancrum declared that they had a non-pecuniary interest in the following applications, as they related to their adjacent neighbour. Cllr Skinner spoke against the applications under Minute Number 630b, however vacated the room along with Cllr Ancrum while the applications and their subsequent recommendations were discussed:

- **[Plan no. 13] 25/03542/HOUSE – 3A St John’s Road**

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- **[Plan no. 14] 25/03543/LBCALT – 3A St John’s Road**

c) Cllr Willis declared that he had a disclosable pecuniary interest in the following applications, due to his employment by Sevenoaks School – the applicant. He remained open-minded to its contents:

- **[Plan no. 2] 25/02050/FUL – Claridge House, High Street**
- **[Plan no. 3] 25/02051/LBCALT – Claridge House, High Street**

622 - MINUTES

The Committee received the MINUTES of the Planning & Environment Committee Meeting held 19th January 2026.

It was **RESOLVED** that the minutes be approved.

623 - LONDON GATWICK - PUBLIC CONSULTATION ON ROUTE 4 AIRSPACE CHANGE PROPOSAL

a) The Committee received notice that London Gatwick is consulting on shortlisted options for an airspace change proposal which will reintroduce satellite-based navigation procedures on Route 4 of its aircraft departure routes.

b) It was noted that all documents relevant to the consultation, including supporting documents, details of public exhibition and webinar events and opportunity to comment, are available to view via the following webpage:

<https://consultations.airspacechange.co.uk/london-gatwick-airport/route4/>

c) The Committee received copy of the consultation questions, and noted that the deadline to respond is 28th April 2026. It was **RESOLVED** that the item be deferred to the next meeting, to allow Councillors more time to consider the proposals and any forthcoming draft response.

624 - A225 DARTFORD ROAD ZEBRA CROSSING - WORKS PROGRAMME

The Committee received and noted a copy of the works programme which had been confirmed and published by Kent County Council, for delivery of the Dartford Road zebra crossing. It was noted that this would commence on 16th February 2026, would include temporary two-way lights and nighttime closures, and was expected to take 6 days.

625 - PUBLIC REQUESTS FOR HIGHWAY IMPROVEMENT PLAN PRIORITY ITEMS

a) The Committee received a copy of correspondences relating to Highway Improvement Plan Priority items requested by members of the public, as well as a summary of the Town Council's current Plan. The priority items requested were as follows:

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- **Request 1:** For the current “Give Way” signs at Hollybush Lane to be replaced with “Give Way to Pedestrian” signs
- **Request 2:** For a Road Safety Audit and delivery of any identified improvement measures on Oak Lane
- **Request 3:** For Oak Lane to be added to the Town Council’s existing Priority Item, for inclusion in its proposed extension to the 20mph speed limits
- **Request 4:** Removal of the nearest parking spaces where Bradbourne Road meets Bradbourne Vale Road, or introduction of traffic warning signs

b) Cllr Clayton reported that he consistently received further highway improvement requests relating to the East to West Walking and Cycling route, namely to do with lack of parking at The Crescent, and granting priority to Little Wood at its junction with Wickenden Road in order to improve cyclist and pedestrian safety.

c) The Planning Committee Clerk relayed a recommendation on behalf of Cllr Granville – who was unable to attend – for Request 1 to be amended to a “STOP” sign. Councillors considered the most effective solution would be to request a signage audit, with the most effective solution to be decided by Kent County Council.

d) Councillors also noted that the entrance to Knole Park via the “Hole in the Wall” located on Seal Hollow Road was also a significant safety concern, and it was **RESOLVED** that all of the above items be provisionally added to the Town Council’s Highway Improvement Plan. The order of prioritisation and final contents would be determined by the Movement & Net Zero Working Group, with the next meeting date to be determined.

626 - APPEAL - LAND ADJACENT TO 95-107 BRADBOURNE ROAD

a) The Committee received notice of the submission of the following appeal:

- **6002118: 25/00822/FUL - Land Adjacent to 95-107 Bradbourne Road**

b) It was noted that the Appeal is proceeding under Written Representations Procedure, and that the Town Council could therefore provide additional comment or amend/withdraw previous representation by 16th February 2026. This was not considered necessary.

c) It was noted that the full documentation may be accessed through the District Council’s Appeals Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=summary&keyVal=T6OXFWBK0MR00>

627 - APPEAL - 14 SILK MILLS CLOSE

a) To receive notice of the submission of the following appeal:

- **6001878: 25/01801/FUL -14 Silk Mills Close**

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b) It was noted that the Appeal is proceeding under Written Representations Procedure, and that the Town Council could therefore provide additional comment or amend/withdraw previous representation by 19th February 2026. This was not considered necessary.

c) It was noted that the full documentation may be accessed through the District Council's Appeals Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=T6A0SLBK0MR00>

628 - APPEAL - GREENSANDS, OAK LANE

a) To receive notice of the submission of the following appeal:

- **6002632: 25/00104/FUL - Greensands, Oak Lane**

b) It was noted that the Appeal is proceeding under Written Representations Procedure, and that the Town Council could therefore provide additional comment or amend/withdraw previous representation by 20th February 2026. Cllr Daniell reported of hers and fellow Kippington Councillors' intention to submit further comment to the Appeal, and it was **RESOLVED** that the Item be deferred to the next Planning & Environment Committee meeting to allow more time to finalise their draft.

c) It was noted that the full documentation may be accessed through the District Council's Appeals Portal, via the following link:

<https://pa.sevenoaks.gov.uk/online-applications/appealDetails.do?activeTab=documents&keyVal=T7D16LBK10K00>

629 - STREET NAMING AND NUMBERING - AMENDMENT OF NEW ADDRESSES

a) The Committee received notice and plans relating to the addresses for the dwellings being constructed at the former Royal Oak Hotel, whose previously renaming to Flats 1-6 Hanover House the Town Council objected to in April 2025, have since been revised.

b) Councillors noted with great appreciation that the new addresses had been amended from Flats 1-6, Hanover House to Apartments 1-6 Grand Royal Oak, and that the new townhouse had also been amended from Dolling House to Ascoe House. Councillors welcomed the positive development and recognition of the site's historic name, and expressed their hope that any similar cases arising in future may also be resolved as so.

c) The Committee received notice that the address of 26-28 Pembroke Road had been amended to New Pennard House, 26-28 Pembroke Road.

d) The Committee received notice and plans relating to the conversion of 87 Bayham Road

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and 14 Holly Bush Lane into a single detached dwelling, with the new address being 87 Bayham Road.

e) Cllr Clayton advised that 87 Bayham Road and 14 Holly Bush Lane had formerly been addressed as one unit, with the address attributed to Holly Bush Lane. He recommended that this history be conveyed to the District Council’s Street Naming and Numbering team, and confirmation as to the new address’ access confirmed.

630 - PLANNING APPLICATIONS

a) Minute Item 630b as well as consideration of its corresponding planning application was moved further up the Agenda and considered after agreement of the Minutes. This as per Standing Order 10.a.viii, whereby the order of business of the Agenda may be changed without prior written notice.

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

- **[Plan no. 13] 25/03542/HOUSE – 3A St John’s Road (Against)**
- **[Plan no. 13] 25/03542/HOUSE – 3A St John’s Road (For) – Written representation read aloud by the Planning Committee Clerk, by prior agreement**

c) The Committee considered planning applications received during the two weeks ending 26th January 2026. **It was RESOLVED** that the comments listed on the attached schedule be forwarded to Sevenoaks District Council.

631 - PRESS RELEASES

None.

There being no further business the Chair closed the Meeting.

Signed
Chair

Dated

Planning Applications Considered

Applications considered on 2-2-26

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/01445/REM	Nicola Furlonger 11/02/2026	Cllr Shea	David Lock Associates
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Tarmac Trading Limited		Sevenoaks Quarry	Bat and Ball Road	ADJOINING Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				21/01/26

25/01445/REM - Amended plan

Reserved matters application for the approval of access, appearance, landscaping, layout and scale in respect of the 'Barn Area' pursuant to planning permission 22/00512/OUT - An outline planning application for: up to 800 residential dwellings (Class C3), up to 150 residential institutional units (Class C2), business, retail, leisure and sports uses (Class E); new primary school (Class F1); community uses (Class F2), re-use of former Oast House, reuse or demolition and replacement of barn off Childsbridge Lane, green open spaces including parks, play spaces, ecological areas and woodlands; vehicular accesses from Bat and Ball Road, Childsbridge Lane and Farm Road; associated infrastructure, groundworks and demolition; with all matters reserved.

A summary of the main changes are set out below:

Revised and additional information, including design/layout changes and further information regarding access and parking, landscaping, drainage, refuse and construction.

Comment

Proposed by Cllr Dr Canet with Cllr Shea's apologies:

Sevenoaks Town Council did not comment, as the proposals are located outside of Sevenoaks Town.

Planning Applications Considered

Applications considered on 2-2-26

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02050/FUL	Christopher Park 12/02/2026	Cllr Granville	Tim Ronalds Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School - Mr A Will		Claridge House	4 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/26

25/02050/FUL - Amended plan

General refurbishment of Claridge House, including structural and thermal improvements, improvements for fire safety and improved access. Reconstruction of the back-stair, making the second floor one level, and the construction of new lobbies to separate the back stair from the ground and first floor offices. Existing doors and windows will be refurbished, with some new doors and windows proposed. The roofs will be insulated, and the existing concrete roof tiles replaced with clay plain tiles and a rooflight inserted. The forecourt will be resurfaced, new planting beds made, and the pebbledash to the facade renewed. The existing 1990s boiler house will be demolished, and a new plant room constructed.

A summary of the main changes is set out below:

The applicant has provided updated plans and details in response to the concerns made by the Conservation Officer.

Comment

Proposed by Cllr Michaelides with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval, provided that the Conservation Officer is satisfied with all amendments made by the applicant.

3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02051/LBCALT	Christopher Park 12/02/2026	Cllr Granville	Tim Ronalds Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Sevenoaks School - Mr A Will		Claridge House	4 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/26

25/02051/LBCALT - Amended plan

General refurbishment of Claridge House, including structural and thermal improvements, improvements for fire safety and improved access. Reconstruction of the back-stair, making the second floor one level, and the construction of new lobbies to separate the back stair from the ground and first floor offices. Existing doors and windows will be refurbished, with some new doors and windows proposed. The roofs will be insulated, and the existing concrete roof tiles replaced with clay plain tiles and a rooflight inserted. The forecourt will be resurfaced, new planting beds made, and the pebbledash to the facade renewed. The existing 1990s boiler house will be demolished, and a new plant room constructed.

A summary of the main changes is set out below:

The applicant has provided updated plans and details in response to the concerns made by the Conservation Officer.

Comment

Proposed by Cllr Michaelides with Cllr Granville's apologies:

Sevenoaks Town Council recommended approval, provided that the Conservation Officer is satisfied with all amendments made by the applicant.

Planning Applications Considered

Applications considered on 2-2-26

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02699/HOUSE	Abbey Aslett 10/02/2026	Cllr Shea	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
GMAX Investments LTD			180 Seal Road	Northern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			20/01/26	

25/02699/HOUSE - REVALIDATED plan

Alterations to landscaping including raised patio with privacy screen to rear, paved drive and parking area to front. New fencing.

A summary of the main changes is set out below:

Amended drawings and certificate received.

Comment

Proposed by Cllr Dr Canet with Cllr Shea’s apologies:

Sevenoaks Town Council recommended refusal on the following grounds:

- The fence height is over 1.8m at boundary with No. 182 and may adversely affect amenity of neighbours;
- The elevated patio may cause overlooking and loss of amenity to neighbours;
- The car parking surface is not permeable, as required by Policy L2 of the Sevenoaks Town Neighbourhood Plan;
- Similarly, the concrete slab area is not permeable and has no designated purpose. It is not accessible by vehicles or identified as patio. It is very substantial and results in significant overdevelopment of the site, loss of biodiversity, and loss of drainage;
- Creation of surface water pooling. No surface water run off must be directed to the foul sewer in any circumstances. Surface water must be contained through soakaway or gulleys only (as per Sevenoaks Town Neighbourhood Plan Policy L2 on Sustainable Drainage)
- The fences are not permeable to wildlife as per Sevenoaks Town Neighbourhood Plan Policy L1;
- Lost mature tree and hedges are not proposed to be replaced with similar as per Sevenoaks Town Neighbourhood Plan Policy L4;
- Foul Water utility company to be satisfied with connections to sewer and alterations to manhole access.

Informative: Sevenoaks Town Council further advised of the following points which it considered relevant:

- A substantial tree also appears to have been removed from the garden during works, which may have required permission.
- Fences were reported to have been built on the neighbours’ side of boundary. Neighbours had reported that their existing fences had been removed without their prior knowledge or agreement. The Town Council requested that Sevenoaks District Council Officers therefore verify that Certificate B has been issued.
- The gate from the rear to Recreation Ground may need a license.
- The Town Council noted that the completed changes to fenestration, removal of chimney and internal structural works have not been subject to planning permission. It requested that District Council Officers therefore ensure that appropriate permissions and building control are in place.
- Finally, it was noted that there does not appear to be a Party Wall Agreement in place with neighbours, who report cracks, inaccessible sewer inspection chambers, damage to property and messy site spilling onto adjacent gardens.

Planning Applications Considered

Applications considered on 2-2-26

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02738/HOUSE	Zoe Dommett 05/02/2026	Cllr Gustard	Green Retreats Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Cai		Glendevon	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/26

25/02738/HOUSE - Amended plan

The construction of a single storey contemporary garden building to be used as a home gym with air conditioning unit.

A summary of the main changes is set out below:

Arboriculture report now provided.

Comment

Proposed by Cllr Daniell with Cllr Gustard’s apologies:

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied there is no loss of amenity to neighbours, and the Arboricultural Officer being satisfied with the foundation design and how trees will be protected during the build.

6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/02921/HOUSE	Christopher Park 04/02/2026	Cllr Shea	Verite Design Manageme
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr A Miedzinski			11 Crawshay Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/26

25/02921/HOUSE - REVALIDATED Plan

Single-storey rear extension, introduction of a bay window at the front of the building, garage extension to the front, 1st floor rear extension, loft conversion with juliet balcony, roof extension, internal alterations, alterations to fenestration. Erection of a lightweight open timber canopy to the side of the building, rear decking area and associated landscaping. Erection of an outbuilding in the rear garden.

A summary of the changes is set out below:

Updated drawings resolving the issue of potential encroachment received 07.01.2026

Comment

Proposed by Cllr Dr Canet with Cllr Shea’s apologies:

Sevenoaks Town Council recommended refusal on the following grounds:

- Overdevelopment of the house and size / height of outbuilding
- Inappropriate roof line
- Inappropriate treatment of façade, causing loss of the unifying street scene
- Impact on street scene altering appearance of pair of semis
- Overlooking of neighbours
- Loss of light and amenity to immediate neighbours, including those on Robyns Way
- Overlooking of neighbours

Informative:

Sevenoaks Town Council advised that, should permission be granted, surface water must not be directed to the sewer.

Planning Applications Considered

Applications considered on 2-2-26

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03205/HOUSE	Abbey Aslett 05/02/2026	Cllr Wightman	Phillips Tracey Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Mullinjer		Camden House	Wilderness Avenue	ADJOINING Wilderness
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/26
Single storey extension with sedum (Green) roof for gym, pool and ancillary accommodation with rooflights. Associated landscaping. Alterations to fenestration.				

Comment

Sevenoaks Town Council did not comment, as the proposals are located outside of Sevenoaks Town.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03332/HOUSE	Zoe Dommett 23/02/2026	Cllr Gustard	Atelier De Linde Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms D Kaur			6 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/01/26

25/03332/HOUSE - Amended plan

Replacement of the existing conservatory with an orangery, extension of the front porch, alterations to fenestration, installation of a walk-on rear balcony, alteration and extension of the garage, cycle store, external landscaping including driveway, repositioning of entrance gate and internal alterations.

A summary of the main changes is set out below:

Amended floor plans to remove indicative furniture layouts.

Comment

Proposed by Cllr Daniell with Cllr Gustard's apologies:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is no loss of amenity or privacy to neighbouring properties from the new balcony, and subject to conditions being placed requesting submission from the developer regarding Tree and root protections as per the Arboricultural Officer's request.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03385/HOUSE	Summer Aucoin 06/02/2026	Cllr Daniell	Carmen Austin Architectu
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Holland		Ashgrove Place	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				16/01/26

Installation of solar panels on the main dwelling roof and garage roof.

Comment

Sevenoaks Town Council recommended approval, provided the suggestions of the Kent County Council Ecological Officer are followed.

Planning Applications Considered

Applications considered on 2-2-26

10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03396/HOUSE	Zoe Dommett 09/02/2026	Cllr O'Hara	Harringtons 2006
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Farmer			1 Pontoise Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				19/01/26

25/03396/HOUSE - REVALIDATED plan

Single storey rear extension, front porch and alterations to front of site to provide 2 no. parking spaces, new boundary fencing and step access.

A summary of the main changes are set out below:

Proposals affecting neighbouring wall removed, updated plans received 13.01.2026.

Comment

Proposed by Cllr Dr Canet:

Sevenoaks Town Council recommended approval, subject to:

- The Planning Officer being satisfied with the materials and overall design, and
- A condition securing permeable driveway materials as well as the appropriate direction of surface-water run-off away from the foul network.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03474/FUL	Summer Aucoin 12/202026	Cllr Clayton	Howard Sharp And Partne
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
A and O Adeleye			14 Hillside Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				22/01/26

25/03474/FUL - Amended plan

Erection of two storey detached dwelling with off-street parking, landscaping and associated works.

A summary of the changes is set out below:

The planning agent has provided an additional plan.

Comment

Sevenoaks Town Council recommended approval, provided:

- The window facing downhill towards Seal Hollow Road is obscure glazed to avoid overlooking,
- That conditions are imposed to avoid unnecessary loss of trees and hedges on the boundaries, as well as for any damage to boundaries to be reinstated, as per Policy L4 of the Sevenoaks Town Neighbourhood Plan, and
- Provided that permitted development rights are limited so that the overall height of the building cannot be increased, in order to avoid future extensions which could dominate the neighbouring house on Seal Hollow Road.

Informative;

Sevenoaks Town Council noted that Southern Water had been incorrectly consulted on this application and advised that the correct companies to consult are South East Water for water supply and Thames Water for sewage.

Planning Applications Considered

Applications considered on 2-2-26

12	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03479/FUL	Ashley Bidwell 03/02/2026	Cllr Dr Canet	DHA Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Winsford Property Development			14 Silk Mills Close	Northern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				13/01/26
Erection of a detached dwelling with loft space and rooflight and creation of four associated parking spaces and associated landscaping. Cycle and refuse store. Timbers gates and fence. Electric charging point.				

Comment

Sevenoaks Town Council recommended refusal on the following grounds:
 - That the new detached house was considered to be overdevelopment of the site,
 - Inadequate amenity and light to future residents of the site,
 - Loss of amenity to existing residents
 - Concerns as to the impact to off-street parking for neighbouring residents

13	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03542/HOUSE	Summer Aucoin 10/02/2026	Cllr Dr Dixon	OPEN Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Ramadoro			3A St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/26
A replacement single storey rear extension with roof lanterns, internal alterations and a rooflight.				

Comment

Sevenoaks Town Council recommended refusal, unless:
 - The Planning Officer is satisfied that the amenity and right-to-light of No.3 are not significantly impacted by the raised height of the new extension, and that the proposals pass the 45 degree light test
 - That the Conservation Officer is satisfied that the integrity and setting of the Listed building is not impacted

The Town Council also considered the missing southern side elevation to be critical to evaluating the impact of the raised height to the amenity, light and setting of the neighbouring Listed property, and requested that its submission be required.

Planning Applications Considered

Applications considered on 2-2-26

14	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03543/LBCALT	Summer Aucoin 10/02/2026	Cllr Dr Dixon	OPEN Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs A Ramadoro			3A St Johns Hill	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/26
A replacement single storey rear extension with roof lanterns, internal alterations and a rooflight.				

Comment

Sevenoaks Town Council recommended refusal, unless:
 - The Planning Officer is satisfied that the amenity and right-to-light of No.3 are not significantly impacted by the raised height of the new extension, and that the proposals pass the 45 degree light test
 - That the Conservation Officer is satisfied that the integrity and setting of the Listed building is not impacted

The Town Council also considered the missing southern side elevation to be critical to evaluating the impact of the raised height to the amenity, light and setting of the neighbouring Listed property, and requested that its submission be required.

15	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03547/HOUSE	Abbey Aslett 10/02/2026	Cllr Daniell	Open Architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
C Gustard		Chenies	84 Oakhill Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/26
Improvements to the facades, a new entrance door and internal re-modelling of the room arrangements. Adaption of an existing integral garage into a bedroom and ensuite. Double garage with green roof and associated vehicular entrance and dropped kerb to suit. Relocation of front door. Alteration to fenestration. Landscaping and alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the materials used.

16	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03548/HOUSE	Zoe Dommett 04/02/2026	Cllr Daniell	Ark Design Build Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr N Mcgrath		Beech Tree Cottage	Ashgrove Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/26
Erection of garden studio.				

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-2-26

17	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03560/HOUSE	Zoe Dommatt 04/02/2026	Cllr Layne	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr Thomas & Ms St Aubyn			2 Prospect Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				14/01/26
Erection of lower ground and ground floor extension; installation of dormer window and velux windows; erection of cycle store/shed with alterations to fenestration				

Comment

Sevenoaks Town Council recommended approval, provided the Conservation Officer is satisfied with the alterations to fenestration, and that the Planning Officer has no concerns regarding privacy or overlooking of the property on Cobden Road from the new development.

18	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03561/HOUSE	Abbey Aslett 05/02/2026	Cllr Willis	OPEN architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/26
Infill rear extension and associated internal alterations.				

Comment

Sevenoaks Town Council recommended approval, providing the Conservation Officer is satisfied with the plans and that the fabric of the original building will remain unchanged.

19	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03562/LBCALT	Abbey Aslett 05/02/2026	Cllr Willis	OPEN architecture
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Chagan		Holly Lodge	3 Pound Lane	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/26
Infill rear extension and associated internal alterations.				

Comment

Sevenoaks Town Council recommended approval, providing the Conservation Officer is satisfied with the plans and that the fabric of the original building will remain unchanged.

Planning Applications Considered

Applications considered on 2-2-26

20	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	25/03589/HOUSE	Zoe Dommett 16/02/2026	Cllr Gustard	Atelier De Linde Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms D Kaur			6 Rosefield	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				26/01/26
<p>Replacement of the existing conservatory with an orangery, extension of the front porch, alterations to fenestration, installation of a walk-on rear balcony, alteration and extension of the garage, cycle store, external landscaping including driveway, repositioning of entrance gate and internal alterations.</p> <p>//A prior consultation letter was received 16/01/2026 and later invalidated on the grounds that the proposal and drawings included an air source heat pump, requiring a noise assessment. On its revalidation 26/01/2026, the air source heat pump has since been removed from the proposal and drawings.//</p>				

Comment

Proposed by Cllr Daniell with Cllr Gustard's apologies:

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied that there is no loss of amenity or privacy to neighbouring properties from the new balcony, and subject to conditions being placed requesting submission from the developer regarding Tree and root protections as per the Arboricultural Officer's request.

21	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00013/HOUSE	Zoe Dommett 10/022026	Cllr Daniell	PHI DESIGN + BUILD LT
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr and Mrs Smith		Mayrhofen	Little Julians Hill	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				20/01/26

Proposed side extension and conversion of existing garage.

Comment

Sevenoaks Town Council recommended approval.

Planning Applications Considered

Applications considered on 2-2-26

22	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	26/00032/FUL	Summer Aucoin 13/02/2026	Cllr Layne	Kent Building Control Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr S Ogden			7 Park Lane	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				23/01/26
Part garage conversion into gym. Replacement roof with rooflights. Alterations to fenestration.				

Comment

Sevenoaks Town Council recommended approval, subject to the Planning Officer being satisfied with the application, and that the following criteria have been addressed:

- That Planning Officer is satisfied the proposal does not impact on the privacy of neighbours.
- The Conservation Officer being satisfied that the fenestration is in keeping with the character of the adjacent properties and area overlooking the Vine, that the removal of the trees do not have an adverse impact on the vista,
- That Conservation and Planning Officers are satisfied that the placement of this building on the existing footprint will not adversely impact the screening from the Vine or from Park Lane,
- The Senior Arboricultural and Landscape Officer being satisfied that no trees within the Conservation Area are impacted by the proposals, and that the remaining trees effectively screen it from the Vine and Park Lane.