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PLANNING STATEMENT

**IN SUPPORT OF APPLICATION TO CLEAR
CONDITION No 3 OF APPROVAL SE/18/00626/HOUSE**

AT :

**"North Lodge"
Combe Bank Drive,
Sundridge,
Kent.
TN14 6AG**

FOR :

Mr & Mrs J. Dyer

Issue (1) 3rd February 2021

CONTENTS

1.0 Background

2.0 Enforcement

3.0 Mitigating Circumstances

4.0 Discussion

5.0 Conclusion

1.0 Background

Planning permission was granted on 18th April 2018 under SE/18/00626/HOUSE for the demolition of the existing garage and the construction a replacement garage.

Condition No 3, of the approval, read that "Prior to commencement of the development hereby permitted details of ecological enhancements, such as bird boxes, should be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the details prior to the first use of the building".

The reasons stated "To ensure there is no loss of biodiversity in accordance with Policy SP11 of the Sevenoaks Core strategy and the NPPF".

2.0 Enforcement

Unfortunately the applicant misinterpreted the wording and commenced work in September 2020 without the condition being cleared.

A visit from Mr. Tong (SDC Enforcement Department) in December 2020 brought the infringement to their attention and he advised that they should submit details to satisfy the condition.

3.0 Mitigating Circumstances

Whilst work has been underway the applicants have already planted additional hedging on the application site.

They have also planted approximately some 50 linear metres of native mixed hedging along the western boundary of their paddock (the paddock is edged blue on the location plan).

They also propose to fit 2 bird boxes - one to the north gable of the new garage and one 4 to 5m high in the existing tree. These will be fixed before this coming spring.

A bird feeder will also be installed within the garden to stimulate winter feeding opportunities.

4.0 Discussion

The main thrust of policy SP11 is to require that all development is to result in no net loss of biodiversity and to provide enhancements were possible.

Although these proposals are late in being submitted there has never been any intention by the applicants to ignore the condition.

5.0 Conclusion

It can be seen, from the amount of new planting etc already installed, that the applicants have probably carried out more than normally would have been reasonable in relation to this approval.

For the above reasons I trust you will agree that planning permission can be granted to clear the condition and that you will be able to give this application your favourable recommendation.