Sevenoaks
DISTRICT COUNCIL

For Official Use Only	
Receipt	
Date	
Amount	

Sevenoaks District Council
Council Offices
Argyle Road
Sevenoaks
Kent
TN13 1HG

Tel: 01732 227000

Application for Planning Permission.
Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	75
Suffix	
Property name	
Address line 1	Claremont Road
Address line 2	
Address line 3	
Town/city	Hextable
Postcode	BR8 7QS

Description of site location must be completed if postcode is not known:

Easting (x)	551412
Northing (y)	170447

Description

2. Applicant Details

Title	
First name	Simon
Surname	Goldsmith
Company name	
Address line 1	75, Claremont Road
Address line 2	
Address line 3	
Town/city	Hextable
Country	

2. Applicant Details

Postcode	BR8 7QS

Are you an agent acting on behalf of the applicant? ◉ Yes ○ No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Miss
First name	Alice
Surname	Reed
Company name	Level Architecture
Address line 1	Room 2, First Floor
Address line 2	7 Bligh's Walk
Address line 3	
Town/city	Sevenoaks
Country	United Kingdom
Postcode	TN13 1DB
Primary number	
Secondary number	
Fax number	
Email	

4. Site Area

What is the measurement of the site area? (numeric characters only).	303.00
Unit	Sq. metres

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Single dwellings split into 2 dwellings.

Has the work or change of use already started? ○ Yes ◉ No

6. Existing Use

Please describe the current use of the site

dwelling

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ○ Yes ◉ No

Land where contamination is suspected for all or part of the site ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination ○ Yes ◉ No

7. Materials

Does the proposed development require any materials to be used externally? ◉ Yes ○ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	Facing brickwork

Roof	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	plain clay roof tiles

Windows	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	White PVC windows

Doors	
Description of existing materials and finishes (optional):	
Description of proposed materials and finishes:	White UPVC Doors

Are you supplying additional information on submitted plans, drawings or a design and access statement? ◉ Yes ○ No

If Yes, please state references for the plans, drawings and/or design and access statement

2020 - 650 (P)-005
2020 - 650 (P)-100
2020 - 650 (P)-101
2020 - 650 (P)-200
2020 - 650 (P)-201

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ◉ Yes ○ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

2020 - 650 (P)-005

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ◉ Yes ○ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	3	4	1

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ○ Yes ◉ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☐ Soakaway

☑ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

12. Biodiversity and Geological Conservation

a) Protected and priority species:

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

b) Designated sites, important habitats or other biodiversity features:

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

c) Features of geological conservation importance:

- ○ Yes, on the development site
- ○ Yes, on land adjacent to or near the proposed development
- ◉ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☑ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☐ Other
- ☐ Unknown

Are you proposing to connect to the existing drainage system? ○ Yes ○ No ◉ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste? ○ Yes ◉ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government.
Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units? ◉ Yes ○ No

Please select the proposed housing categories that are relevant to your proposal.

- ☑ Market Housing
- ☐ Social, Affordable or Intermediate Rent
- ☐ Affordable Home Ownership
- ☐ Starter Homes
- ☐ Self-build and Custom Build

Add 'Market Housing - Proposed' residential units

16. Residential/Dwelling Units

Market Housing - Proposed						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	2	0	0	0	2
Total	0	2	0	0	0	2

Please select the existing housing categories that are relevant to your proposal.

- [x] Market Housing
- [ ] Social, Affordable or Intermediate Rent
- [ ] Affordable Home Ownership
- [ ] Starter Homes
- [ ] Self-build and Custom Build

Add 'Market Housing - Existing' residential units

Market Housing - Existing						
	Number of bedrooms					
	1	2	3	4+	Unknown	Total
Houses	0	0	0	1	0	1
Total	0	0	0	1	0	1

Total proposed residential units	2
Total existing residential units	1
Total net gain or loss of residential units	1

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

○ Yes ◉ No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

○ Yes ◉ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

○ Yes ◉ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

○ Yes ◉ No

Is the proposal for a waste management development?

○ Yes ◉ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances? ○ Yes ◉ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ◉ The agent
- ○ The applicant
- ○ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ◉ Yes ○ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title	
First name	
Surname	
Reference	PA/21/00067

Date (Must be pre-application submission)

09/04/2021

Details of the pre-application advice received

Principle of Development:
The application site is located within the urban confines of Hextable in a residential area. Therefore, the addition of a dwelling on the site should be acceptable in principle, subject to complying with the below policies.

Design and impact on character of the area and landscape:
The proposed development should respond to the scale, height, materials and site coverage of the area and should respect the topography and character of the site and surrounding area.
The building as it stands today on the site would not considerably alter in appearance. The proposal would only include the addition of a canopy on the side elevation, however a canopy type addition already exists on this elevation and is an expected addition on a residential property and therefore may not be out of keeping. The character of properties within the area also varies. The character of the property does not appear to be considerably changing as the windows would be unaltered along with the materials, which would also remain as existing. Therefore, the proposal should continue to respect the varied character of the area. The materials for the new canopy should respect the materials on both the application site and locality of the area.
The application site may appear to provide adequate outdoor amenity area for both the dwellings.
Policy EN1 of the ADMP applies here.

Impact on neighbouring amenity:
The development should not result in excessive overlooking or visual intrusion or result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties. There are neighbouring properties surrounding the application site. However, as the proposal would not result in any alterations to the existing windows, the proposal may not result in any additional impact to the residential amenity of neighbouring properties. We would fully assess this once a site visit has been conducted at the formal application stage.
Policy EN2 of the ADMP applies here.
Other issues
Two independently assessable parking spaces have been indicated for the new dwelling. The existing dwelling appears to have one independently assessable parking space. However, there is on street unrestricted parking available and therefore sufficient parking may be available. We would expect the inclusion of an electrical vehicle charging point for the new dwelling.
Landscaping and boundary treatment has not been indicated on the block plan. We would expect this to be submitted with the formal application.

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent. ○ Yes ◉ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ○ The applicant
- ◉ The agent

Title	Miss
First name	Alice
Surname	Reed
Declaration date (DD/MM/YYYY)	01/06/2021

☑ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	01/06/2021