

Planning Statement

21 Emersons Avenue Hextable Kent BR8 7WS

On the basis of the Pre-Application Enquiry Advice provided by Scott Fisher of the Sevenoaks Planning Department (ref PA/21/00357) the following policies are relevant to this application:

SP1 of the Core Strategy: The application design contributes to a safe, inclusive and attractive environment and does not affect the openness of the nearby Metropolitan Green Belt.

EN1 of the ADMP: The application design contributes to EN1 as follows:

- a) the form of the proposed development does respond to the scale, height, materials and site coverage of the area;
- b) the layout of the proposed development does respect the topography and character of the site and the surrounding area and sensitively incorporate natural features such as trees, hedges and ponds within the site;
- c) the proposal does not result in the loss of buildings, open spaces or green infrastructure that would have an unacceptable impact on the character of the area;
- d) the proposal has no effect on ensure satisfactory means of access for vehicles and pedestrians and provide adequate parking and refuse facilities;
- e) the proposal has no effect on biodiversity potential, where possible, and retaining and enhancing Green Infrastructure features including sustainable drainage systems. Proposals that affect a site's existing biodiversity and Green Infrastructure should be designed in a way that avoids or mitigates any potential harm;
- f) the proposal has no effect on design of new buildings and the layout of spaces, including footways, car and cycle parking areas, would be permeable and provide connectivity with neighbouring areas;

Residential Extensions SPD: The application design conforms to the principles set out in the SPD and passes the 45 degree test as there are no windows in the neighbouring property which could be affected by the proposed extension.

Metropolitan Green Belt document: Policy GB1 (Limited extension to dwellings in the green belt). The application design meets the criteria set out in policy GB1.

Interactive Map: The map shows the following:

- No listed buildings nearby
- No TPO's nearby
- The nearby park is in Metropolitan Green Belt

- Site is inside Total Catchment Area of the Source Protection Zone
- Site is inside an archaeological Notification Area (but no excavations are proposed)
- The site is in CIL Residential Area B
- Site not in any other areas of interest or control

Conclusion: The application design does not contravene any of the relevant planning policies that are set out in the Pre-Application Advice received.