

# Comments for Planning Application 23/03127/HOUSE

## Application Summary

Application Number: 23/03127/HOUSE

Address: Bramble Cottage Bluebell Farm Church Street Seal Sevenoaks Kent TN15 0AR

Proposal: Updating the location of two of the allocated spaces to reflect the as-built location.

Case Officer: Christopher Park

## Customer Details

Name: [REDACTED]

Address [REDACTED]

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I would like to object to this planning application to relocate a car parking space from the private driveway of Bramble Cottage to directly in front of the neighbouring property [REDACTED] [REDACTED] restricting the outlook and privacy from the property and disrupting the openness of the farm within the green belt and an AONB. The National Planning Framework Policy deems development appropriate if it does 'not have a greater impact on the openness of the Green Belt than the existing development'.

In moving the space, it not only restricts access for larger vehicles by narrowing the space available, it will also limit/disrupt access for emergency vehicles. See photographs 1 & 2 attached. Please also note, the error on the drawing submitted by the applicant, indicating [REDACTED] is set further north from the proposed parking space. Property boundary is the blue line on photograph 3 attached.

In approving a recent application (23/01736/HOUSE) to move car parking spaces on Bluebell Farm, SDC officer's report dated 30th August '23, states the approval was based on safeguarding the 'openness of the scheme', alongside preserving the 'outlook, light and privacy of neighbours', so that it was not directly in front of the neighbours main entrance. The officer also noted 'ample separation distances' from neighbouring properties also commenting on the approval being in 'keeping with the green belt'. See photographs 4 & 5

The distance of the proposed car parking space from [REDACTED] is 4.25m from the property boundary and 6.5m from the front door. The distances referred to in application 23/01736/HOUSE on Bluebell Farm, are considerably more and at least 3 times further from the property boundary; approximately 20m.

Given that the council deemed this a more acceptable solution to parking on Bluebell Farm, approval of this application to relocate a space to the proposed location directly in front of another property, would contradict and be in conflict with this consent; disrupting the openness of the development, creating an unnecessary narrowed access, and impact on outlook, light and privacy for a neighbouring property, see photographs 6 & 7.

At the point of purchase, there was no indication from the developer that the space in front of [REDACTED] would become an allocated parking space for Bramble Cottage, given it has space for at least 2 cars on it's private driveway.

If the applicant wishes to move a parking space from the private driveway of Bramble Cottage, an alternative space further along the fence to the left of the double gates of Penfield Cottage (marked in blue on photograph 8) could be considered. This option or utilising the private driveway of Bramble Cottage will safeguard the openness of the development and concurs with the SDC officer's report dated 30th August '23 (referenced above) and 'would continue to preserve the openness of the Green Belt'.