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DESIGN AND ACCESS STATEMENT

FOR

A REVISED PLANNING APPLICATION

FOR

THE DEMOLITION OF THE EXISTING DWELLING AND ALL ADJOINING STABLE AND COMMERCIAL STORAGE BUILDINGS AND THE CONSTRUCTION OF A DETACHED FAMILY DWELLING WITH ANCILLARY HOME OFFICE.

AT

THE DRIVE

LONDON ROAD

WEST KINGSDOWN

KENT

TN15 6EJ

22nd November 2023

Project: THE DRIVE, LONDON ROAD, WEST KINGSDOWN, KENT

Client: MR & MRS P SMITH

Document: Design & Access Statement

Ref: JH/248

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1.0 INTRODUCTION

- 1.1 This Statement has been prepared to accompany a revised planning application submission for the demolition of the existing dwelling and all adjoining stable and storage buildings and the construction of a replacement family dwelling with ancillary home office.
- 1.2 The submission should be read in conjunction with the following drawings prepared by Haskins Designs Ltd.
 - i) 248-PD-01 Rev A – Proposed site and location plan.
 - ii) 248-PD-10 Rev A - Proposed Floor plans.
 - iii) 248-PD-11 Rev A - Proposed Elevations - House.
 - iv) 248-PD-12 – Proposed Elevations – Office
 - v) 248-EX-01- Existing site and location plan.
- 1.3 Supporting documents from specialist consultants the Preliminary Ecology Assessment from Martin Townsend.
- 1.4 Soil investigation report from R.Carr
- 1.5 Bat Emergence Survey Report from Corylus Ecology

2.0 THE SITE AND SURROUNDING AREA

- 2.1 The site is located to the South of London Road and has direct access onto this highway and forms part of the established Village of West Kingsdown. The land includes an existing residential property – The Drive and adjoining land to the South which accommodates several stables and commercial storage buildings. Most of these buildings are located around the site with large areas of hardstand.
- 2.2 The external appearances vary with a range of differing materials, most of the buildings are single storey but there is a large variation in height and bulk.
- 2.3 The site is generally level, with a number of trees and landscape features that are located around the outer boundaries of the site.
- 2.4 There are three other residential properties that are located around the outer boundaries of the site.
- 2.5 The following photos show more details of the existing buildings and surrounding area.

Existing Stables and Outbuildings.







Existing Access Road



Access to Application Site



Existing Residential Building- The Drive



Stanstone House at London Road.



3.0 PLANNING HISTORY.

- 3.1 Our research has identified that planning permission was granted on 24th April 2020 for the demolition of the existing commercial buildings and equestrian and the erection of 3 detached residential bungalows under reference 19/02608/FUL.

The application only relates to the Land South of the Drive and does not include any existing residential properties.

- 3.2 This has established that the site is acceptable to be used for residential use and that the site is previously developed land within the Green Belt.

It was also accepted that many of the buildings were constantly used for commercial use over the last 30 years and that the buildings are permanent structures.

- 3.3 Furthermore, there were no objections from KCC Highways or for the loss of the commercial activity.

- 3.4 As set out in paragraph 145 of the NPPF, redevelopment of previously developed land that would not have a greater impact on the openness of the Green Belt would be acceptable.

The site lies within the Metropolitan Green Belt and is adjacent to a public right of way along the western and southern boundaries of the site.

3.5 PRE-APPLICATION ADVICE

- 3.6 A pre-application submission to SDC planning team for review on 27th February 2023. A formal response was received on 3rd April 2023 following a Teams meeting on 21st March.

A copy of this written response is given in Appendix B of this document.

- 3.7 It was noted that as the site was deemed to be a Brownfield site, then the principle of redevelopment was accepted.

Furthermore, a planning consent had already been given for the demolition of the existing commercial and equestrian buildings and the erection of 3 detached single storey dwellings on 24th April 2020 under reference 19/02608/FUL, then this also supported the current scheme proposals. A copy of the planning consent is given in Appendix C of this document.

- 3.8 There were some concerns about the impact of the proposed two storey dwelling within the Green Belt location and maintaining a sense of openness. These items will be dealt with in detail in the next section of this document.

- 3.9 A detailed planning application was submitted for the demolition of the existing dwelling and all adjoining stables and commercial storage buildings and the construction of a replacement detached family dwelling with ancillary home office under reference: 23/01284/FUL.

The application was Refused 30th August 2023. A copy of the refusal notice is given in Appendix A of this document.

- 3.10 The main issue of concern related to the height and massing of the two storey dwelling which was deemed to result in greater harm to the openness of the Green Belt and would not be in keeping with the existing character of the area which consisted of mainly single storey dwellings.

3.11 POLICIES

National Planning Policy Framework (NPPF)

Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development and that development proposals that accord with an up to date development plan should be approved without delay.

Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- The application of policies in this framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Core Strategy (CS)

- **LO1 Distribution of Development**- The site is previously developed land.
- **SP1 Design of New Development** – Refer to section 4 of this document.
- **SP5 Housing Size and Type** -The dwelling has given careful consideration to the character of the area and has designed the building to respond to this.
- **SP11 Biodiversity**- The proposals include a range of ecological enhancements that will improve the rural nature of this site.

Allocations and Development Management (ADMP)

- **SC1 Presumption in Favour of Sustainable Development** – The property is located within the village of West Kingsdown with local facilities and public transport.
- **EN1 Design Principles** – Refer to section 4 of this document.
- **EN2 Amenity Protection**
- **T2 Vehicle Parking** – The proposals include for a minimum of 3 parking spaces and cycle storage, which fully comply with KCC Highways requirements.
- **T3 Provision of Electrical Vehicle Charging Points** – The proposals include for 2 EVCPs

Other

- **Development in the Green Belt Supplementary Planning Document (SPD) Feb 2015.**
Item 7 of this document relates to Previously Developed Brownfield Sites. –
Redevelopment.

Partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continued use would be acceptable providing they would not have a greater impact on the general openness of the Green Belt"

This also reflects the NPPF of brownfield sites.

The most relevant item is the ground floor area of existing buildings (footprint), open spaces and areas of hardstand.

The table below gives a detailed analysis of the existing buildings and hardstand areas and comparison with the current proposals.

Existing Hardstanding area	1533m ²
Proposed Hardstanding area	428.5m ²
72% Decrease	
Existing Footprint area (m ²)	349.7m ²
Proposed Footprint area (m ²)	302.1m ²
13.6% Decrease	
Existing volume (m ³)	1080m ³
Proposed volume (m ³)	1075m ³
0.4% Decrease	

This clearly shows that there is a significant reduction in hardstand areas and footprint and a marginal reduction in general volume.

4.0 THE PROPOSALS

- 4.1 The revised proposals consist of the demolition of the existing dwelling and all stables and commercial storage buildings and the construction of a replacement detached family dwelling with ancillary home office, cycle and bin storage facilities. The removal of the dilapidated commercial/stable buildings will make a positive impact for the openness of the site.
- 4.2 Careful consideration has been given to the issues raised by the planning officer for the previous application. The following items required action:

- i) *The proposed height of the two storey dwelling would result in greater harm to the openness of the Green Belt from a visual perspective with particular views from School Lane, to the South of the site and from the public footpath (SD278) which runs along the Western side of the site and would be contrary to policy 149g of the NPPF.*
- ii) *The two storey building was also assessed to be out of character with the surrounding area, which consists of mainly single storey buildings. This would be contrary to Policy EN1 of the Development Management Plan.*

4.3 The current application shows a very much revised design that consists of a single storey building with only one bedroom within the roof space. This design strategy considerably reduces the height and bulk of the new dwelling and responds to the established character of the surrounding area.

On this basis, we are confident that these revised proposals fully conforms to the relevant planning policies and will make a positive contribution to its Green Belt location.

4.4 The external appearance of the property maintains a traditional approach with a mix of red stock brickwork with part oak framing with rendered infill panels. The roof has been designed with a mainly hipped roof form clad with dark brown plain clay tiles with two small dormers to the front elevation and an “inset” terrace to the rear.

We have also included a single storey feature “orangery -style” element to the eastern side of the property. Furthermore, the scheme involves the lowering of the ground level by 850mm where the building will be located. This will also contribute to reducing the height and impact of the dwelling. There will be no undue impact on any landscaping features as a result of this.

4.5 It should be noted that the site is very well screened from the main road by established hedgerows and existing fencing to adjoining properties. The layout also provides for significant opportunities for more landscaping and ecological enhancements. Openness is an essential characteristic of the Green Belt and we are confident that the proposals will make a positive contribution and much more sustainable use for the site and surrounding area.

Collectively, we feel that these revisions will fully respond to the planning officers comments and the scheme will receive a positive recommendation.

APPENDIX A



Mr and Mrs P Smith
C/O Haskins Design Ltd
Civic Centre
St Mary's Road
Swanley, Kent
BR8 7BU

Application number: 23/01284/FUL

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Refusal of planning permission

Site : The Drive London Road West Kingsdown Sevenoaks Kent TN15 6EJ
Development : Demolition of the existing dwelling and all adjoining stables and commercial storage buildings and the construction of a replacement detached family dwelling with ancillary home office.

Sevenoaks District Council, as the local planning authority has **refused planning permission** for the above development, for the following reason(s):

- 1) The proposed development would result in greater harm to the openness of the Green Belt. The development would therefore be contrary to the National Planning Policy Framework and would constitute inappropriate development. There are no very special circumstances to clearly outweigh the harm identified, and any other harm.
- 2) The proposed dwelling by virtue of its height and massing would not be in keeping with the existing built development and would be harmful to the character of the area. The proposed development is therefore contrary to policy EN1 of the Allocations and Development Management Plan.

23/01284/FUL
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Notes for the applicant

The Officer's Report, which explains the assessment of the proposals and the reasons for the Council's decision, is available to view on the Council's website using the above reference number. See: <https://www.sevenoaks.gov.uk/>

Community Infrastructure Levy (CIL)

If any appeal is made and is allowed, this proposal may be liable for the Community Infrastructure Levy (CIL). This may be payable to the District Council, as the local collecting authority, on commencement of application 23/01284/FUL.

If CIL is liable, we will contact all relevant interested parties once we have issued a decision notice and serve them with a liability notice. This will identify the parties, the scale of liability, how it was calculated, when it will be due for payment and the opportunities to claim relief. Should you wish to claim relief from CIL you must make an application to us before any work starts on site. There is no automatic exemption from the CIL and it is not possible to make a retrospective claim once work has started.

Any party liable to pay CIL must assume liability before any work starts; they must provide us with a valid [Commencement Notice](#). If this is not provided we can impose surcharges and require immediate payment.

Please email planning.information@sevenoaks.gov.uk quoting 23/01284/FUL if you have any questions about CIL, before work commences.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Building Control

If any appeal is allowed applicants are advised to contact our Building Control service On 01732 227376 for further information on whether it is necessary for permission To be given under the building regulations.

Please remove any site notice that was displayed on the site pursuant to the application.

NOTIFICATION TO APPLICANT ON REFUSAL OF PLANNING PERMISSION

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.
- If this is a decision to refuse planning permission for a minor commercial application, and you want to appeal against your local planning authority's decision then you must do so with 12 weeks of the date of this notice.
- Appeals can be made online at: www.gov.uk/appeal-planning-decision. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details are on www.gov.uk.

APPENDIX B



Mr And Mrs P Smith
C/O Haskins Design Ltd
Civic Centre
St Mary's Road
BR8 7BU

Tel No: 01732 227000
Ask for: Ashley Bidwell
Email: DCNorth@sevenoaks.gov.uk
My Ref: PA/23/00054
Date: 3 April 2023

Dear Mr and Mrs Smith,

Pre-Application Advice Enquiry

Site: Land At The Drive London Road West Kingsdown Sevenoaks Kent

Development: The demolition of the existing dwelling and all stables and commercial storage buildings and the construction of a detached family dwelling with ancillary garage.

I refer to the information submitted on 27 February 2023 for the above proposal and our meeting on the 21st march 2023.

Purpose of this letter

This letter will provide feedback on your scheme and set out some key information that may be helpful to you when considering your proposal. You are advised to seek your own independent advice on the issues raised in this email, to help you understand how planning policy may have an impact on your proposal. Appended to this letter is further information and website links, to help you research the planning issues in more detail, before submitting an application.

Summary of Pre-Application Advice

On the basis of the information submitted and current planning policy, there are concerns about the impact on the character of the area and the openness of the Green Belt. I would recommend that these issues, which are set out below in more detail, are re-considered and addressed before the submission of any application.

Planning Assessment

Based on the information submitted, the main issues relevant to your proposals are considered below.

Green Belt

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Principle of development

The proposal is for the demolition of an existing dwelling known as The Drive, along with demolition of former stables and commercial storage buildings, and the construction of a detached dwelling with separate garage. I am content the existing site constitutes previously developed land and therefore paragraph 149(g) of the National Planning Policy Framework is relevant, it states:

'limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- *not have a greater impact on the openness of the Green Belt than the existing development'.*

Consequently, provided the development preserves the openness of the Green Belt it is acceptable in principle.

Impact on the openness of the Green Belt

Openness is an essential characteristic of the Green Belt and is different from visual impact. Openness is about freedom from built form. Even if there is absence of harm to openness, there can be harm in principle to the Green Belt from inappropriate development.

The National Planning Practice Guidance (Paragraph: 001 Reference ID: 64-001-20190722 - Revision date: 22 07 2019) sets out some of the factors that can be taken account of when assessing the potential impact of development on the openness of the Green Belt:

"By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:

- *openness is capable of having both spatial and visual aspects - in other words, the visual impact of the proposal may be relevant, as could its volume;*
- *the duration of the development, and its remediability - taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and*
- *the degree of activity likely to be generated, such as traffic generation".*

In terms of spatial impact, the proposed plans and statement detail this. The proposed footprint of the dwelling and garage is over 40% less than the existing built development on site and there is a very minor decrease in volume overall. However, the development does have a greater impact than the existing development from a visual perspective, more on this later in the report. It is proposed to construct a two-storey dwelling in place of a number of single storey buildings. Whilst spatially the dwelling would be a reduction in built form, the two-storey dwelling would have

a greater visual presence and impact. As such, some further amendments are required to ensure the proposals are acceptable in this regard.

As for the second and third bullet points of the NPPG guidance, the degree of activity on site would be no greater than existing and the permanence of the building would be acceptable as it replaces other permanent buildings.

Design and impact on character of the area and landscape

Policy SP1 of the Core Strategy and EN1 of the Allocations and Development Management Plan outline that all new development should be designed to a high quality and should respond to the distinctive local character of the area in which it is situated.

Site context/constraints

The application site is located outside the settlement confines of West Kingsdown, which runs along the A20. The site is setback from the A20 (London Road), at a marginally higher level, it is more closely related to the surrounding countryside and the rural context than the built development along the A20. A Public Right of Way runs along the western side of the application site.

Initial plans

The initial plans were for a dwelling that was not suitable for the site context, the proposed design had a higher status more akin of the dwellings fronting the A20. It is considered that a less grand building would be more sympathetic to the context of the site. Moreover, the proposed dwelling would be visible to an extent from the access off the A20 and would appear incongruous due to the design being more reflective of those fronting the street.

Amended plans

The proposal has been amended following the meeting to alter the roof of the front projections from pitched/gable design to a hipped form. This would result in the dwelling appearing less bulky and shorter as the eaves appear lower and the roof slopes away sooner. This has not altered the internal layout, nor the scale of the building. Additionally, the dwelling has been shifted west slightly to reduce its presence from the access off the A20. This is a welcome change, though I do consider a re-orientation could aid in reduction the presence even further. The orientation of the cottage and the existing dwelling of The Drive is such that the front elevation faces east. Consideration over this option is advised.

Similarly, a further reduction in height is advised, the altering of the roof form is welcomed however the dwelling is still two storey's in height and would therefore have an impact on the openness of the Green Belt in terms of visual impact as well as impacting the character of the area.

The planning history on this site includes 19/02608/FUL, which was for three bungalows. Whilst the spatial impact from three dwellings may be greater than the proposed two-storey dwelling of this application, the visual impact on the openness of the Green Belt and the character of the area would be less. The construction of three single storey bungalows would have a similar visual impact to the existing single storey structures on site.

Summary/recommendations

In light of the above I consider a one and a half storey property would be more sympathetic to the application site. The use of dormer windows to create the necessary internal space would be acceptable where they are subservient to the proposed dwelling and the character of the area in terms of scale and design.

If a two-storey dwelling is proposed then I would advise removing the two storey glazed section to the front which does not fit with the more reserved design of the rest of the dwelling. Instead, the dormer window addition of the initial design works better for this part of the proposal. The other issue with the large expanse of glazing to the centre of the front elevation is it could result in excessive light spill from the property which in this partially rural location would not be acceptable.

Other matters

Parking and Highway Safety and refuse storage.

The proposed plans appear sensible in terms of parking and highway safety, the proposed site plan should however detail the location of the entrance gates if they are to be retained. The plans appear to detail refuse storage adjacent to a bicycle store, this is welcomed though it would be helpful to annotate on the site plan.

Biodiversity Net Gain

As of April 2024 developments of this nature will be expected to achieve a 10% net gain in biodiversity. If a planning application is submitted in the months leading to April 2024 I would advise submitting the relevant plans/details to demonstrate this can/will be achieved. Otherwise, policy SP11 of the Core Strategy and the NPPF require ecological enhancements where possible and therefore I would recommend these are detailed as a minimum if a 10% BNG is not sought after.

Required plans/documents

- Planning statement/Design and Access Statement
- Stage 1 contamination report.
- Preliminary Ecology Appraisal - and follow up surveys if recommended.
- Elevations, including street scene drawing and possibly site section.
- Floor plans.
- Site plans.

Conclusion

Please note that this letter is not intended to provide a comprehensive response of all issues which may be relevant. The advice refers to the issues we consider likely to be the most pertinent to the consideration of an application in the event of a submission along the lines presently proposed.

This advice is without prejudice to the decision making processes of the local planning authority and in no way prejudices any future determinations or decisions made by the local planning authority.

Yours sincerely

Ashley Bidwell
Case Officer

APPENDIX

Planning Policy and Constraints

The planning constraints listed below may be of particular relevance to your proposal:

- Metropolitan Green Belt
- Public Right of Way SD278 to the west of the site.

You can find further information on other constraints that may be relevant to your proposal, by using the interactive map on our website:

<https://maps.sevenoaks.gov.uk/planning/>

Both national and local planning policy will be relevant to your proposal, if a planning application is submitted for the site. You can review these policies on the following websites:

National Planning Policy Framework (NPPF)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Sevenoaks District Council:

https://www.sevenoaks.gov.uk/info/20014/planning_policy

In particular, please refer to the policies in the Core Strategy 2011 and the Allocation and Development Management Plan (ADMP) 2015 and our Supplementary Planning Documents.

New Local Plan

Please note that Sevenoaks District Council is currently undergoing the process to

adopt a new local plan. As such, dependent upon the time of any planning applications submission local policy considerations may have changed. Planning decisions will be based upon the adopted local policies at the time of the decision. The applicant is advised to review the proposed timetable for the adoption of the new local policies, please see link below:

https://www.sevenoaks.gov.uk/info/20014/planning_policy

Community Infrastructure Levy (CIL)

Please note under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), the Sevenoaks Community Infrastructure Levy (CIL) may be chargeable on this development.

Applicants are recommended to take their own advice. For further information please see the planning portal website:

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil> and Sevenoaks District Council website:
<http://www.sevenoaks.gov.uk/services/housing/planning/planning-applications/community-infrastructure-levy-cil>

Consideration of this pre application response

The information and advice in this letter is not intended to provide a comprehensive response of all issues which may be relevant, but intends to set out those which I consider likely to be most pertinent to the consideration of an application in the event of a submission along the lines presently proposed.

Please note that this response is given at officer level, does not constitute a formal response or decision and should not be considered as binding on the Council in the event of a consequent planning application.

I would recommend that you research all relevant policies and guidance, which may change over time, and consider how they apply to your proposal before submitting any planning application. You may also wish to discuss your proposals with adjoining properties prior to submission as the Council will notify them of the application and you may be able to address their concerns prior to submission.

As a final note, please be advised that Planning Validation Requirements and application forms can be found on the planning section of our website. You do not need to fill out the validation list, but it will help guide you as to what information should be submitted to ensure swift validation of your application.

Mr C Luke
C/O Graham Simpkin Planning
2 The Parade
Ash Road
Hartley
Longfield
DA3 8BG

Application Number: 19/02608/FUL

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Grant of planning permission

Site : The Copse London Road West Kingsdown KENT TN15 6EH
Development : Demolition of existing commercial and equestrian buildings and
erection of 3 detached bungalows.

Sevenoaks District Council, as the local planning authority has **granted planning permission** for the above development,

SUBJECT TO THE CONDITIONS set out below:

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 1580/24A, 1580/25A and 1580/26.

For the avoidance of doubt and in the interests of proper planning.

3) The materials to be used in the construction of the development shall be those indicated on the submitted application form, or alternative materials details of which shall be submitted to and approved in writing by the Local Planning Authority.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

4) Prior to the commencement of the development, a detailed method statement relating to the demolition of the existing commercial and equestrian buildings and the

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erection of the approved development shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved method statement.

To ensure the long term retention of the adjacent trees and hedgerow in accordance with the National Planning Policy Framework.

5) If any part of the hedgerow that lines the western and southern boundaries of the site is lost during demolition or construction works then it shall be replaced prior to the first occupation of the development hereby approved.

To safeguard the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

6) Prior to first occupation of the new dwellings hereby approved one electrical charging point, for the safe charging of electric vehicles, shall be provided and maintained for each new dwelling.

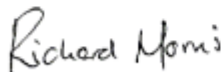
To encourage the use of low emission vehicles in accordance with policy T3 of the Sevenoaks Allocations and Development Management Plan.

7) Prior to occupation, an external lighting design plan for biodiversity will be submitted to, and approved in writing by, the local planning authority. The plan will show where external lighting will be installed so that it can be clearly demonstrated that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specifications and locations set out in the plan and will be maintained thereafter in accordance with the plan.

To mitigate against potential adverse effects on bats as supported by policy SP11 of the Sevenoaks Core Strategy and the National Planning Policy Framework.

8) Within six months of works commencing, details of how the development will enhance biodiversity will be submitted to and approved in writing by the local planning authority. This will include recommendations in section 5.5 of Bat Emergence Survey Report (Corylus Ecology June 2019). The approved details will be implemented and thereafter retained.

To enhance the biodiversity of the site in accordance with the National Planning Policy Framework.



Richard Morris
Chief Officer - Planning & Regulatory Services

Dated: 24 April 2020

Notes for the applicant

Conditions

If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.

There is a fee required when submitting an application to discharge conditions to the District Council, unless the application relates solely to conditions on a listed building consent. Further information on how to submit an application or the fee required can be found at: https://www.sevenoaks.gov.uk/info/20013/planning_applications/282/apply_for_planning_permission.

Further information about how to comply with planning conditions can be found at: https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12

Please note that there is a right of appeal against a planning condition. Further information can be found at: https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal

Community Infrastructure Levy (CIL)

This proposal may be liable for the Community Infrastructure Levy (CIL). This may be payable to the District Council, as the local collecting authority, on commencement of application 19/02608/FUL.

If CIL is liable, we will contact all relevant interested parties once we have issued a decision notice and serve them with a liability notice. This will identify the parties, the scale of liability, how it was calculated, when it will be due for payment and the opportunities to claim relief. Should you wish to claim relief from CIL you must make an application to us before any work starts on site. There is no automatic exemption from the CIL and it is not possible to make a retrospective claim once work has started.

Any party liable to pay CIL must assume liability before any work starts; they must provide us with a valid [Commencement Notice](#). If this is not provided we can impose surcharges and require immediate payment.

Please email cilenquiries@sevenoaks.gov.uk quoting 19/02608/FUL if you have any questions about CIL, before work commences.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Building Control

This permission relates to planning permission. Applicants are advised to contact our Building Control service on 01732 227376 for further information on whether it is necessary for permission to be given under the building regulations.

Planning informatives

- 1 The proposed development has been assessed and it is the Council's view that the CIL is payable. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.
- 2 The applicant is reminded that, under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act. Trees and scrub are present on the application site and are to be assumed to contain nesting birds between 1st March and 31st August, unless a recent survey has been undertaken by a competent ecologist and has shown that nesting birds are not present.