

Rose Cottage
Seal Chart
TN15 0EZ

Proposed Part Loft Conversion, Additional and
Replacement Roof Windows

Planning Statement

June 2023

Rev A Bat report information added

08.12.2023

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1.0 The Application Site & Surroundings

1.1 The application site comprises a detached dwelling. The property is located on the Eastern side of Sevenoaks.

1.2 The property sits within a large spacious plot bordered by farmland with the road to the north. The site boundaries are well maintained tree and hedge lines with open fields beyond.

1.3 The site is located within an Area of Outstanding Natural Beauty and the Green Belt.



Application site

Fig 1 An aerial view of the site

2.0 Planning History

2.1 A Lawful Development certificate was granted on the 7th June 2023 for the existing use of the loft space as a habitable room and associated roof windows (23/01051/LDCEX)

2.2 Planning permission was granted on the 19th November 2014 for 40 free standing solar panels (14/03080/HOUSE)

2.3 Planning permission was granted on the 12th March 2002 for a two storey extension (02/00244/FUL)

3.0 The Proposed Development

3.1 It is proposed to convert a small section of the original roof space adjacent to the existing loft conversion to a study, accessed off the existing staircase. An additional roof window will be provided to serve this space on the side elevation.

3.2 It is proposed to increase the width of the existing roof windows by 225mm to bring more light into the existing loft conversion.

3.3 An additional roof window will also be provided to the existing loft conversion on the side elevation.

4.0 Principal of Development

4.1 The site lies within an Area of Outstanding Natural Beauty and therefore loft conversions require planning permission.

4.2 The proposed loft conversion is within the original roof structure of the property. The conversion will have no visual impact on the roof structure, does not create any additional roof space and will not affect the ridge height of the property. Were the property not within the Area of Outstanding Natural

Beauty the proposed conversion would meet the criteria for permitted development.

4.3 One rooflight will be added to the new loft conversion located on the side elevation of the property. The front elevation of the property will be unaffected. The roof window will not project more than 150mm from the plane of the existing roof.

4.4 An additional roof window will also be provided to the existing loft conversion on the side elevation. The roof window will be on the side elevation of the property and will not project more than 150mm from the plane of the existing roof.

4.5 The existing roof windows serving the existing loft conversion are to be increased in width by 225mm. The roof windows are on the side and rear elevations of the property and will not project more than 150mm from the plane of the existing roof. The alterations to these windows would meet the criteria for permitted development.

5.0 Conclusions

5.1 The proposed loft conversion in the original part of the roof would meet permitted development criteria and will not affect the existing elevation of the property.

5.2 The proposed roof windows are not on the front elevation of the property and would meet the criteria for permitted development. The proposed windows would not result in undue overlooking to the adjoining properties.

5.3 The Local Planning Authority is therefore respectfully requested to grant planning permission for the part loft conversion and roof windows.

6.0 Update Following the Bat Survey

6.1 Following consultation with KCC Ecology a bat survey has been carried out by KB Ecology.

6.2 The survey found no evidence of bats in the property.

6.3 The proposed work has had limited impact on the roof and the plain roof tiles will remain available for roosting bats.

6.4 The report recommended two bat boxes be provided on site. A Beaumaris Woodstone midi bat box will be fitted to the rear of the garage building away from any artificial light. A Vivara Pro large multichamber woodstone bat box will be fixed to the existing mature oak tree to the rear of the site, well away from the main house. Please see drawing number KBC/23/042/15 for the proposed positions.