

Mr Steven O'Donoghue
162 Lullingstone Avenue
Swanley
KENT
BR8 7JR

Application Number: 19/01698/FUL

TOWN AND COUNTRY PLANNING ACT 1990

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

Grant of planning permission

Site : 162 Lullingstone Avenue Swanley KENT BR8 7JR
Development : Subdivision of the plot and erection of detached three bedroom dwelling.

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: ST/19/20/01, 02 & 03

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 match those of the adjoining terraced house at No.162 Lullingstone Avenue.

To ensure the appearance of the development enhances the character and appearance of the area as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

4) No window(s), other than those shown on the approved plan(s), shall be installed in the western side elevation of the dwelling hereby approved, despite the provisions of any Development Order.

To safeguard the privacy of residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

5) The windows in the western side elevations of the dwelling hereby approved shall be obscure glazed and non-openable up to a height of 1.7m above the height of the finished floor level at all times.

To safeguard the privacy of residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

6) The development hereby permitted shall not be occupied until a landscaping scheme for the site has been submitted to and approved in writing by the Local Planning Authority. The said scheme shall include hard and soft landscaping; tree/hedge/shrub planting plans; written specifications; schedules of species, sizes and proposed numbers/ densities where appropriate. Thereafter, the approved landscaping scheme shall be carried out fully within 12 months of the completion of the development. Any trees or other plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species unless the Local Planning Authority give prior written consent to any variation.

To safeguard the visual appearance of the area as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

7) Before the use or occupation of the development hereby permitted, the car parking spaces shown on the approved drawing No.ST/19/20/01 shall be provided and shall be kept available for the parking of cars at all times.

To ensure a permanent retention of vehicle parking for the property as supported by Policy T2 of the Sevenoaks Allocations and Development Management Plan.

8) Prior to the occupation of the development hereby approved, a scheme to show the provision of an electric vehicle charging point, including the proposed location, type and specifications shall be submitted to and approved in writing by the Local Planning Authority. The charging point shall be installed in accordance with the approved details prior to the first occupation of the approved dwelling.

To ensure the sustainability of the site in accordance with Policy T3 of the Sevenoaks Council Allocations and Development Management Plan.

9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order amending, revoking and re-enacting that Order) no enlargement, improvement or other alteration permitted by Class A, B, or E of Part 1 of Schedule 2 of the 2015 Order (as amended), shall be carried out or made to the dwelling without the grant of a further planning permission by the Local Planning Authority.

In the interests of residential amenity as supported by Policy EN2 of the Sevenoaks District Council Allocations and Development Management Plan.

Richard Morris

Richard Morris
Chief Officer - Planning & Regulatory Services

Dated: 2 March 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 19/01698/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 19/01698/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.