

Planning Applications Considered

Applications considered on 22-1-24

1	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/02990/HOUSE	Stephanie Payne 31/01/2024	Cllr Clayton	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs J O'Donnell			10 Park Lane	Eastern
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			10/01/24	

23/02990/HOUSE - Amended plan

Single storey side and rear extensions with a roof terrace with steps. Privacy screening. Alteration to fenestration. New oriel bay window. Variation of the sunken terrace shape. Reposition of steps leading to ground floor terrace.

A summary of the main changes are set out below:

Revised plans have been provided showing the existing fencing and the fencing proposed which has now been reduced.

Comment

Sevenoaks Town Council recommended approval, providing the Planning Officer is satisfied measures are taken to reduce overlooking of the neighbouring garden, especially from the steps leading down from the new terrace to the garden.

2	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03185/FUL	Anna Horn 30/01/2024	Cllr Granville	DHA Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Ms N Holmes		Wetton Cleaning Services Ltd E	2 Pembroke Road	Town
<i>Town</i>	<i>County</i>	<i>Post Code</i>	<i>Application date</i>	
			09/01/24	

23/03185/FUL - Amended plan

Conversion and extension of the existing property to create 8 x new dwellings and new office provision.

A summary of the main changes are set out below:

The applicant has submitted below amended plans and documents, including:

- A Phase 1 assessment
- A noise assessment
- A light assessment
- Amended elevations and floor plans showing reduced dormers at the rear, existing rear bay window reinstated and alterations to the link extension to allow more decorative tiles to be retained and remain visible.

Comment

Sevenoaks Town Council recommended refusal on the grounds of:

- Overshadowing and overwhelming of the single storey houses and bungalows located behind it (Pembroke Mews)
- Non-compliance with the Sevenoaks Residential Character Area Assessment as defined by the Urban Design Officer's response.
- Undue prominence within the streetscene and in juxtaposition of the locally listed building, as described in the Conservation Officer's report.

Informative:

Sevenoaks Town Council did not object to the conversion and amendments to previous application which refer to the existing locally listed building.

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3	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03527/FUL	Abbey Aslett 29/01/2024	Cllr Michaelides	Howard Sharp and Partne
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Martin and Cornford			43B London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/24
Change of use from Class E to 1 dwelling. Alterations to fenestration. Internal alterations. Removal of air conditioning units.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that there is not a negative impact on a listed building in a Conservation Area, and that also the Environmental Health Officer is satisfied that measures have been put in place to enable future residents to have a reasonable assumption of good air quality, as indeed all residents of the centre of Sevenoaks should be able to expect.

4	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03528/LBCALT	Abbey Aslett 29/01/2024	Cllr Michaelides	Howard Sharp and Partne
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Martin and Cornford			43B London Road	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/24
Change of use from Class E to 1 dwelling. Alterations to fenestration. Internal alterations. Removal of air conditioning units.				

Comment

Sevenoaks Town Council recommended approval subject to the Conservation Officer being satisfied that there is not a negative impact on a listed building in a Conservation Area, and that also the Environmental Health Officer is satisfied that measures have been put in place to enable future residents to have a reasonable assumption of good air quality, as indeed all residents of the centre of Sevenoaks should be able to expect.

5	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03567/FUL	Samantha Yates 05/02/2024	Cllr Varley	Offset Architects
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mrs Matthews			22 Burntwood Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/24
Extensions and alterations to the existing dwelling and subdivision of the plot to create an additional dwelling accessed via a new vehicular crossover form Burntwood Road.				

Comment

Sevenoaks Town Council recommended approval.

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6	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03571/HOUSE	Summer Aucoin 23/01/2024	Cllr Gustard	Ark Design Build Ltd
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr C Adams			5 Farnaby Drive	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				02/01/24
Erection of a garden studio.				

Comment

Sevenoaks Town Council recommended approval subject to the Planning Officer being satisfied that there is no loss of amenity to neighbours.

7	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03697/HOUSE	Christopher Park 05/02/2024	Cllr Daniell	Mr Wyatt Glass
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Harvey			20 Lea Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/24
Two storey rear extension, insertion of rooflights and porch canopy.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied there is no loss of amenity to No. 18.

8	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03705/HOUSE	Summer Aucoin 29/01/2024	Cllr Camp	Coleman Anderson Archit
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr & Mrs Mullin		Medway	28 Vine Avenue	St Johns
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				08/01/24
Single story and part two story rear extension, internal alterations and changes to fenestration. Removal of existing chimney, roof alterations and installation of an external flue.				

Comment

Sevenoaks Town Council recommended approval, provided the Planning Officer is satisfied that there will be no loss of amenity to the neighbours at No. 30 via the first floor windows, and provided that both the Planning Officer and Conservation Officer are satisfied that the removal of the large chimney stack will not be detrimental to the street scene.

9	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03714/FUL	Samantha Yates 05/02/2024	Cllr Varley	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr J Moir		Sevenoaks School	Solefields Road	Kippington
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/24
Purpose built metal barn for storage.				

Comment

Sevenoaks Town Council recommended approval.

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10	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	23/03718/FUL	Stephanie Payne 30/01/24	Cllr Willis	Robinson Escott Planning
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Mr K Dann		First Floor	114 High Street	Town
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				09/01/24
Conversion of former office space to domestic apartment with reinstatement of timber bay window.				

Comment

Sevenoaks Town Council recommended approval provided the Planning Officer is satisfied with the materials and fire regulations.

11	<i>Plan Number</i>	<i>Planning officer</i>	<i>Town Councillor</i>	<i>Agent</i>
	24/00034/MMA	Samantha Yates 05/02/2024	Cllr Layne - Proposed by Cllr Cl	N/A
<i>Applicant</i>		<i>House Name</i>	<i>Road</i>	<i>Locality</i>
Miss K Jordan			68 Wickenden Road	Eastern
<i>Town</i>		<i>County</i>	<i>Post Code</i>	<i>Application date</i>
				15/01/24
Amendment to 22/00262/HOUSE.				

Comment

Proposed by Cllr Clayton with Cllr Layne's apologies:

Sevenoaks Town Council recommended approval, provided that the Planning Officer is satisfied that there is sufficient separation between No. 68 and their neighbour to avoid damage to the street scene, and that there will be no adverse impact on amenity to No. 66.