



# Richard Elliott Architects

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Vale View, Kingsingfield Road, West Kingsdown, Kent, TN15 6LH

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Replacement Dwelling

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Technical Details Consent

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Thursday 18 April 2024





**Introduction**

This document supports the approval of the permission in principle reference 23 /03614 / PIP. The permission in principle is an alternative way of obtaining planning permission for dwellings, without getting involved in the technical aspects of an application.

Permission in principle is a two stage process and planning permission does not exist until both permission in principle and technical details are approved.

This application is for the Second of the two stages.

This application is to deal with the details of the dwelling, size, location, massing and the looks

**Background**

The owner of the property initially enquired to Sevenoaks Planning Department on the possibility of a new detached dwelling on the property.

Sevenoaks Planners responded on the 27th June 2008

Reference 141/08/267

Sean Mitchell

stated "the principal of a residential development in this location may be acceptable"

We then submitted a Permission in Principle which was approved- 23 /03614 / PIP

**Existing Site**

Vale View is a corner site located off Kingsingfield Road, and there is an existing bungalow located in the South West are of the site.

The site area is 0.07Ha

The existing bungalow is a 4 bedroom dwelling originally constructed in the post war years and was one of the original dwellings in this area. The building has been extended in 1960's from its original square form to its present state.

There is a single garage located at the other end of the site.

The site is generally level and is surrounded by a mature hedge facing Kingsingfield Road and where the site is facing adjacent properties, a 1.8m close boarded fence.

Permission in principle is a two stage process and planning permission does not exist until both permission in principle and technical details are approved.



**Aerial View of Site**



**P1**



**P3**



**P5**



**P2**



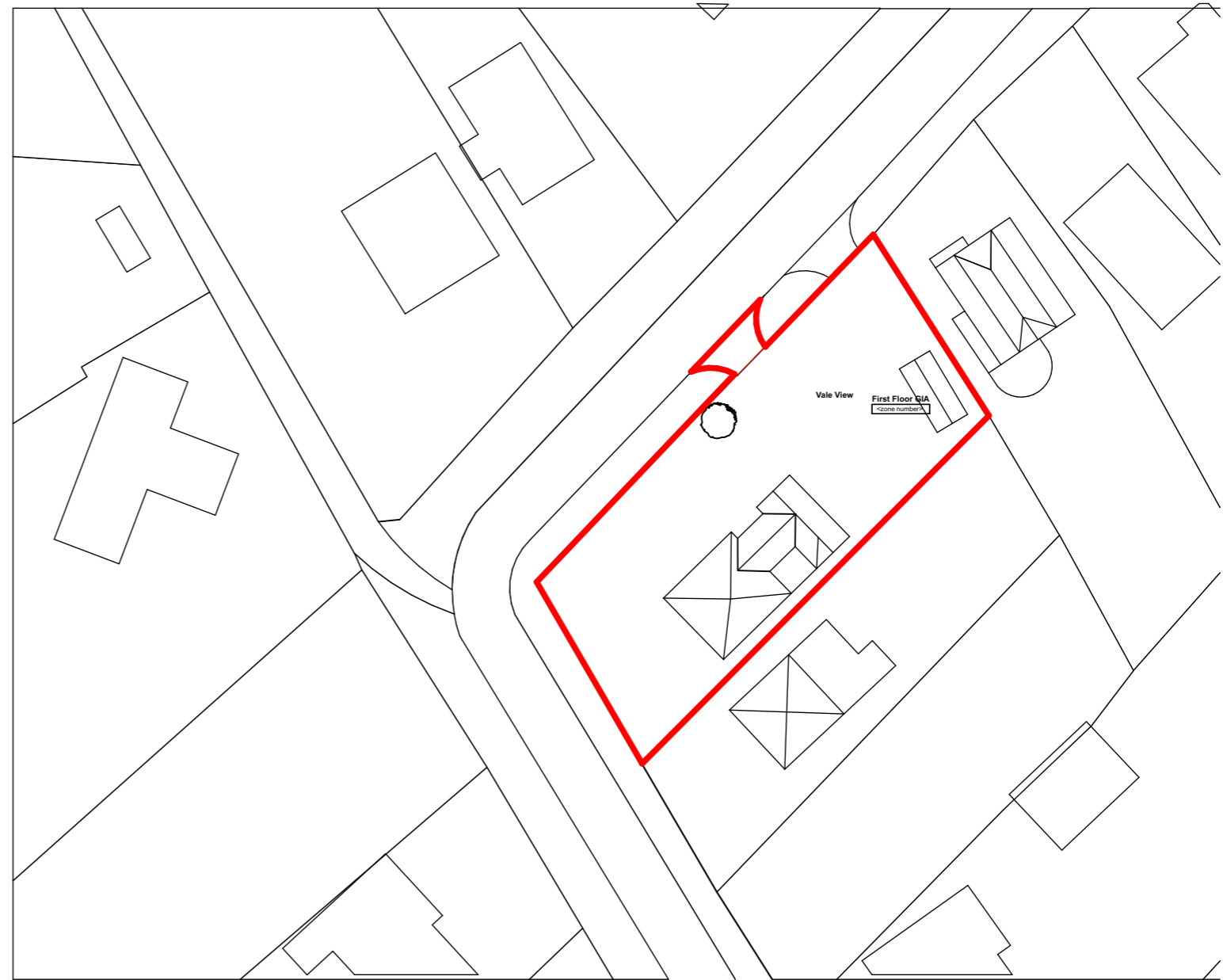
**P4**



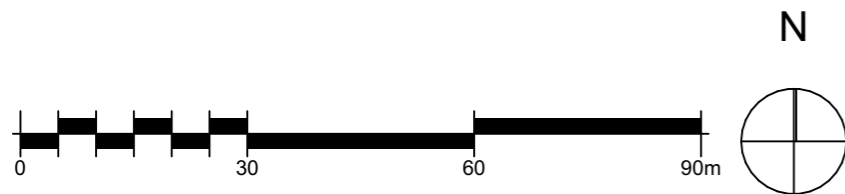
**P6**



Location Plan 1:1250



1 Existing Site Plan 1:500





**Proposed Site**

The proposal is to divide the site into 2 with the new dwelling having a site area of 0.0285Ha.

The existing bungalow is to have a site area of 0.0415ha.

The access to the proposed building is off Kingsingfield Road.

The proposed building is a 2 bedroom Chalet Bungalow, 87m2 GIA

The proposed building is to be in line with Joleen to continue with the rhythm of the street.

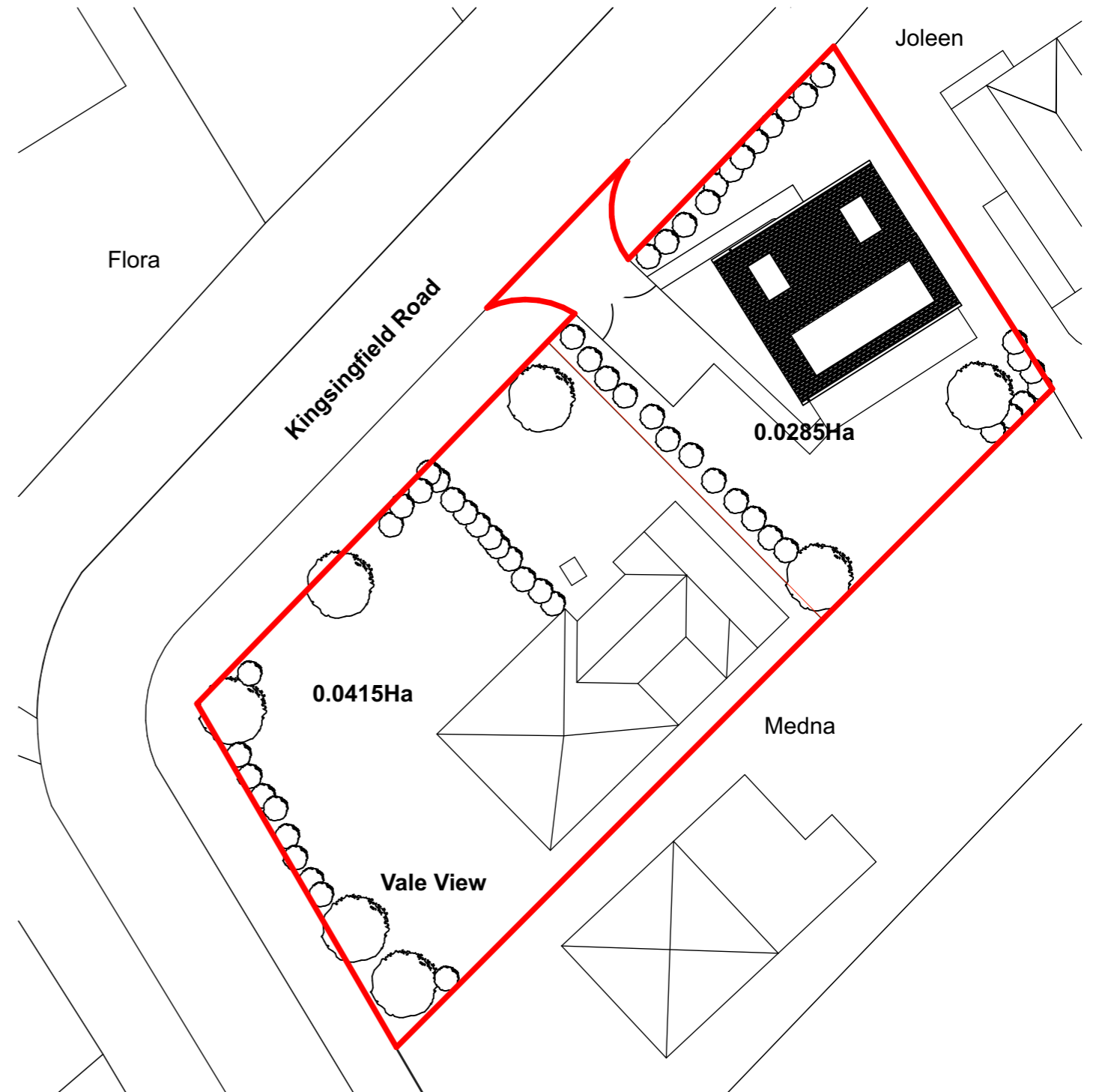
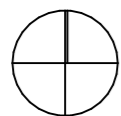
There is no change to the vehicular access to Vale View.

The proposed site for the new dwelling is on a natural break within the existing site, with a clear back and front garden.



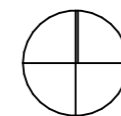
Location Plan 1:1250

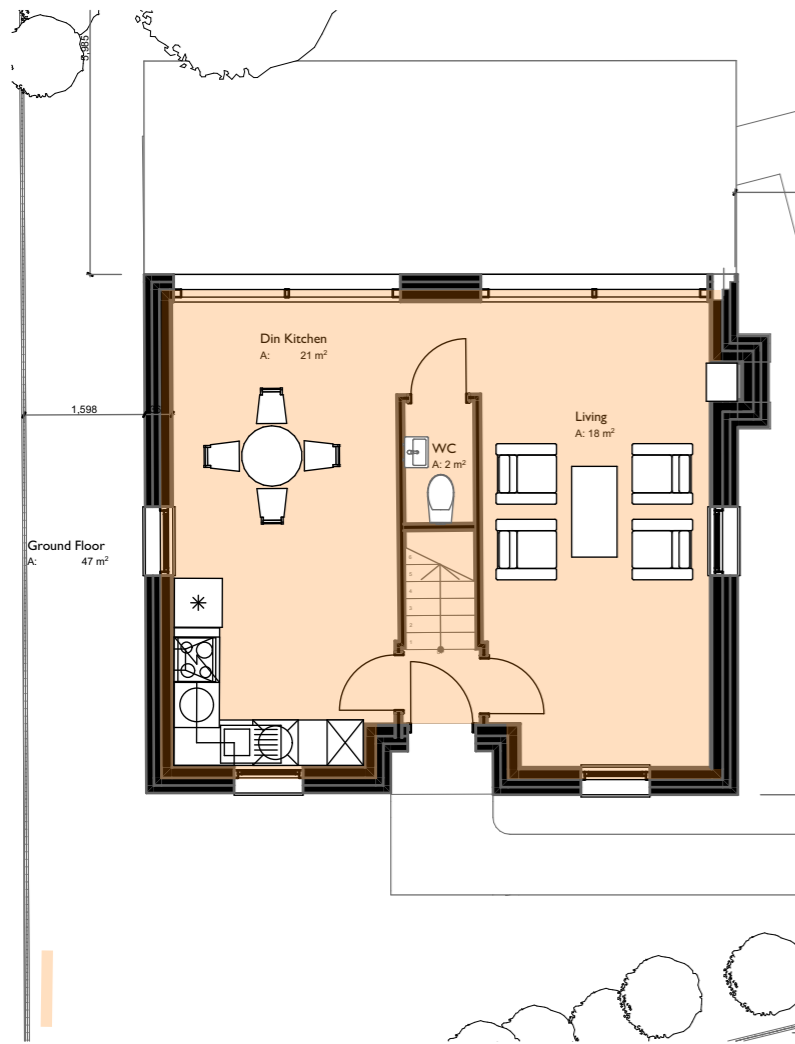
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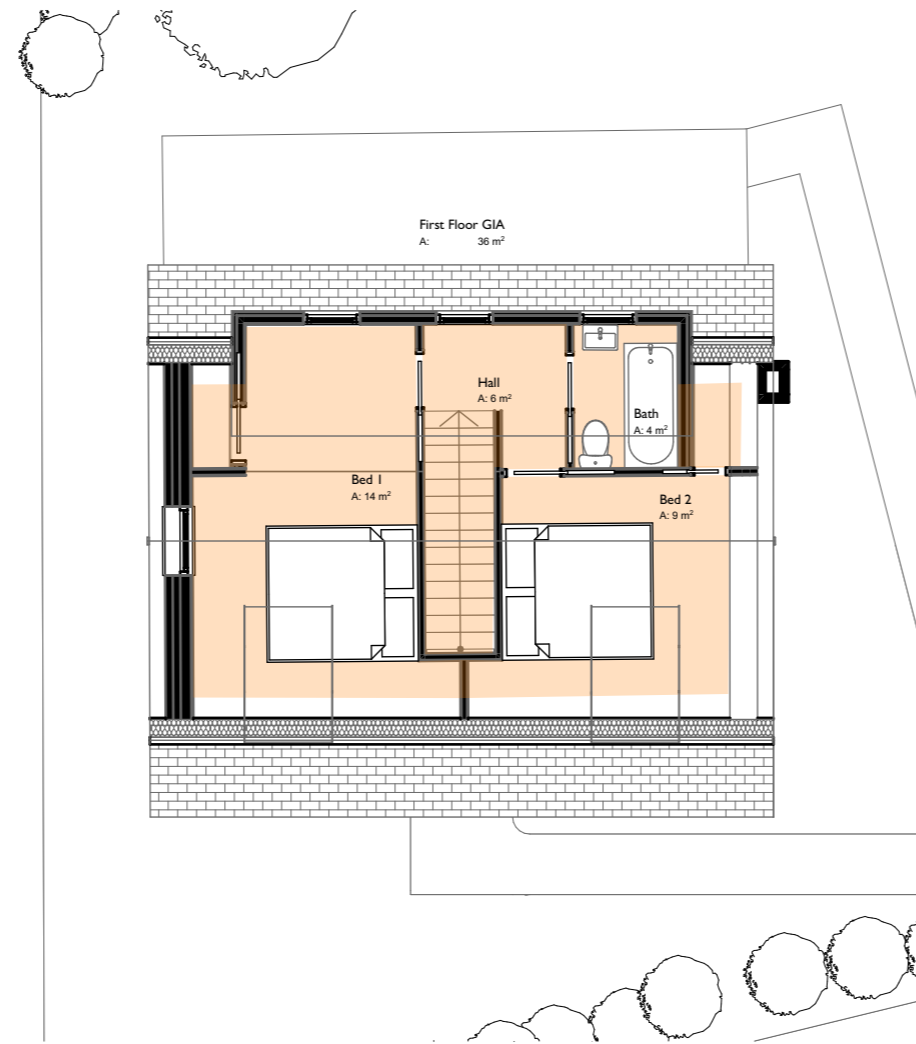
Proposed Site Plan 1:250

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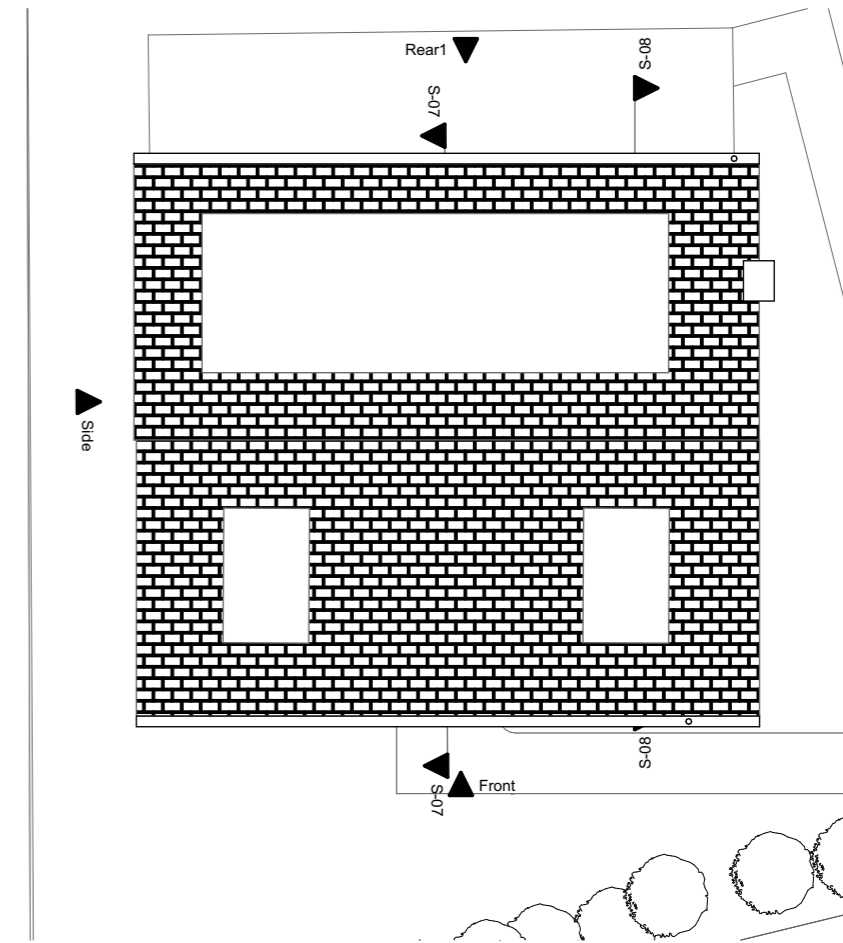




Proposed Ground Floor



Proposed First Floor



Proposed Roof Plan

**Proposed Plans**

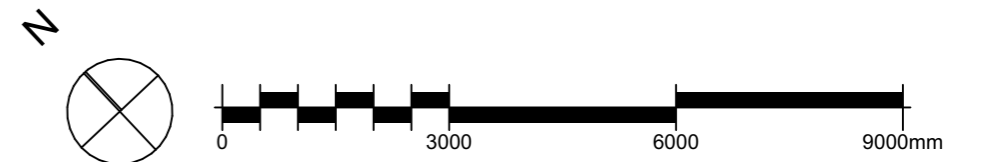
The proposed chalet bungalow is a simple plan form with a central staircase dividing the living room and the kitchen with a WC under. The rear of the property has large glazed areas that open onto the garden.

**Proposed First Plan**

The central staircase opens out to two bedrooms on either side, one double and a single bedroom. Lead dormers help to create the head room in the roof space.

**Proposed Roof**

A simple slate roof with lead cheeked dormers, create a convivial chalet bungalow. The elevation and form have the benefit of transitioning the built form from the two storey neighbouring property to Vale View the existing bungalow.





**Proposed Elevations**

Simple form and traditional materials.  
Possible cream brick with slate roof and lead  
dormers.  
Side windows at upper levels opaque to stop any  
overlooking



1 Front Elevation 1:100



2 Rear Elevation 1:100



3 Side Elevation 1:100




4 Side Elevation 1:100





Deputy Chief Executive and  
Director of Community and Planning Services:  
Kristen Paterson



Sevenoaks  
DISTRICT COUNCIL

Mr Ames  
Vale View  
Kingsingfield Road  
West Kingsdown  
Sevenoaks  
Kent  
TN15 6LH

Tel No: 01732 227000 (option3)  
Ask for: Sean Mitchell  
Email: sean.mitchell@sevenoaks.gov.uk  
My Ref: 141/08/267  
Your  
Ref:  
Date: 27 June 2008

Dear Mr Ames,

**Town and Country Planning Act 1990 (as amended)**  
**Location: Land adjacent Vale View, Kingsingfield Road, West Kingsdown**  
**Proposal: Erection of 1 No. detached dwelling**

Firstly may I apologise in the delay in writing to you regarding your letter dated 16 May 08, seeking advice on the acceptability of the above-mentioned development.


The site is located within the village envelope of West Kingsdown. The land in question is not constrained by any Sevenoaks District Local Plan designation. Therefore, the principal of a residential development in this location is may be acceptable.

Guidance in Planning Policy Statement 3 - Housing is clear that urban land should be used efficiently where there is a need and demand. The document also states that the design of residential developments should be of high quality, both aesthetically and in the way a scheme relates to the surrounding area. This document can be found on the Communities and Local Government website: [www.communities.gov.uk](http://www.communities.gov.uk)

A proposal for a new dwelling would primarily be assessed against Policy EN1 of the Sevenoaks District Local Plan. The following issues would be assessed by the Case Officer when reviewing the suitability of the design and form of the scheme,

- The width, depth and size of the proposed plot in isolation and in relation to the surrounding area;
- The position of the proposed building within the plot and its relationship to adjoining properties and the building line;
- The size of the footprint of the proposed building and how that relates to the surrounding area;
- The form, height, scale, bulk and massing of the proposed building and how that relates to the surrounding area;
- The aesthetic design of the building and how that relates to the surrounding area;
- The space around the building including garden spacing, topography, landscaping and boundary treatment.

Chief Executive - Robin Hales  
Community and Planning Services, P.O. Box 183, Argyle Road, Sevenoaks, Kent TN13 1GN  
Email: [community&planning.services@sevenoaks.gov.uk](mailto:community&planning.services@sevenoaks.gov.uk) [www.sevenoaks.gov.uk](http://www.sevenoaks.gov.uk)  
Telephone: 01732 227000 Fax: 01732 451332 DX 30006 Sevenoaks  
Contact Centre times: Monday - Thursday 8.45 a.m. - 5.00 p.m. Friday 8.45 a.m. - 4.45 p.m.



INVESTOR IN PEOPLE

The Case Officer would also assess other issues including:

- The impact on neighbouring residential amenity, including Vale View, Joleen and Medina Bankside;
- Highway access and off-street parking;
- The retention of important features such as trees or hedgerows.


A design and access statement will need to be submitted with the application which addresses all of the above points. Further information of the policies can be found on the Council's website, [www.sevenoaks.gov.uk/environment/planning](http://www.sevenoaks.gov.uk/environment/planning)

Any forthcoming application/proposal of this nature would need to carefully consider the impact of the size/design of the dwelling would have upon the existing residential amenities of adjacent dwellings in terms of loss of light, loss of privacy and overshadowing and upon the wider surrounding area. I do have slight concerns regarding the impact the proposed dwelling would have on the amenities enjoyed by neighbours. The gap between Joleen and the proposed house is relatively small, as this could lead to unreasonable over looking, loss of light and overbearing issues. Furthermore, the distance between the rear of the proposed dwelling and to the rear of Medina Bankside, could lead to unreasonable over looking and loss of privacy. Without additional details, in terms of its design, I cannot confirm if this would be the case.

I hope this advice helps you on a way forward. The views expressed above are my own informal views only and are in no way binding upon any future formal decision the Council may wish to take as Local Planning Authority. This letter is an overview summary of the possible issues that may arise, as such it is recommended that you search for the relevant planning guidance and policies before submitting a planning application.

If you require further assistance please contact me.

Yours sincerely



Sean Mitchell  
Senior Planning Officer



Proposed Renders





Proposed Renders