
Borough Green **560471 157004** **29 May 2007** **TM/07/01125/FL**
Borough Green And
Long Mill

Proposal: Two storey and single storey side extensions and replacement conservatory
Location: 18 Staleys Road Borough Green Sevenoaks Kent TN15 8RL
Applicant: M J Fancett

1. Description:

- 1.1 As Members will be aware, the above application was deferred from the June meeting pending a Members' Site Inspection which was carried out on 11th July 2007.
- 1.2 This report addresses only the issues raised by Members at the site inspection. My original report is attached as an Annex.

2. Determining Issues:

- 2.1 At the site inspection, Members raised concerns about the potential for adverse effects relating to loss of privacy and overlooking of the adjoining property at 19 Staleys Road from windows proposed in both the ground floor and first floor level of the proposed extension.
- 2.2 As discussed in para 5.5 of my original report, the only proposed window on the north west flank elevation facing no. 19 Staleys Road is a high level window in the utility room located to the rear of the proposed garage at ground floor level. No windows are proposed in the first floor flank elevation and a condition has been recommended withdrawing permitted development rights for additional windows in the north west flank elevation. It is noted that on the adjoining property to the north west, no. 19, located directly against the boundary, is a driveway and garage which effectively screens any views into the property. It is also noted that due to the proposed building being set back 200mm off the boundary, opening of the window will be limited by the narrow space available. Furthermore, the proposed window is high level and would provide no more than an oblique view into the property. For the reasons discussed above, I do not consider the proposal to adversely affect the privacy of no. 19 Staleys Road.

3. Recommendation:

- 3.1 **Grant Planning Permission** in accordance with the following submitted details: Letter dated 03.04.2007, Block Plan dated 03.04.2007, Location Plan dated 23.03.2007, Elevations 06/03/09/R2 dated 23.03.2007, Elevations 06/03/09/R1

dated 23.03.2007, Floor Plan 06/03/09/R dated 23.03.2007, Floor Plan dated 24.05.2007, Elevations FRONT – REVISED 23/05/2007 dated 24.05.2007, Letter dated 24.05.2007 subject to compliance with the following conditions:

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

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2. All materials used externally shall match those of the existing building.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

3. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), no windows or similar openings shall be constructed in the north west flank elevation of the building other than as hereby approved, without the prior written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of amenity and privacy of adjoining property.

Informative:

- 1 This permission does not purport to convey any legal right to undertake works or development on land outside the ownership of the applicant without the consent of the relevant landowners. (Q040)

Contact: Kathryn Stapleton