

DPHEH: The new dwelling would be close to dwellings that form the outer settlement of Ivy Hatch and would be well separated from the built form associated with the settlement of Stone Street to the west. The site is also visually separated within the landscape by the public bridleway and the much higher ground of the field to the west of the bridleway. Therefore, the development would not cause a merging effect of the two settlements.

The impact of the proposed built form on the character of the area has been assessed within the report where it has been concluded that the proposal would not harm the appearance and character of the area, in light of its setting with the cobnut orchard, SSSI and Ancient Woodland and within an AONB. It is not considered that the appearance of converted building would result in an urbanising effect on the area.

It should be noted that a condition restricting the use of an implemented permission does not prevent the redevelopment and the granting of a new planning permission for that land.

In terms of highway safety for motorists, pedestrians and riders along Stone Street Road and the public bridleway, as advised in the report the access to Barnfield Cottage is considered to be of a good standard and the additional traffic from one dwelling would not be significant such that the use of the access or its impact on the highway network would be severe. Although some impact from construction vehicles would be likely during the works period it is not considered that this would be significant.

The comments relating to the submitted ecological report are noted. Members should note that Natural England and KWT has not disputed the finding in the report and that as concluded in the report updated bat and badger surveys are to be required prior to commencement of the development which has been advised in the report. In respect to dormice, it is not considered that a further survey is required given the report's finding that there is no suitable habitat on the site of the development and that additional plantings will enhance the habitat for dormice.

A condition has been recommended in the report that requires updated bat and badger surveys to be submitted to and approved by the Local Planning Authority prior to commencement of the development.

As detailed in the report to the Committee, the new dwelling would not be remote from the settlement of Ivy Hatch and therefore is not considered to be isolated.

A condition removing permitted development rights to extend the dwelling, erect outbuilding and fencing and creation of a new access has been recommended in the report. A condition restricting external lighting on the site has also been advised in the report.

The proposal would not provide a precedent for other development proposals in this area as each proposal would need to be assessed on its individual merit in respect to the relevant local and national planning policies, which including Green Belt.

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The impact of the proposed built form on the character of the area has been assessed within the report where it has been concluded that the proposal would not harm the appearance and character of the area, in light of its setting with the cobnut orchard, SSSI and Ancient Woodland and within an AONB. It is not considered that the size, scale and appearance of new building would result in an urbanising effect on the area.

It should be noted that a condition restricting the use of an implemented permission does not prevent the redevelopment and the granting of a new planning permission for that land.

In terms of highway safety for motorists, pedestrians and riders along Stone Street Road and the public bridleway, as advised in the report the access to Barnfield Cottage is considered to be of a good standard and the additional traffic from one dwelling would not be significant such that the use of the access or its impact on the highway network would be severe. Although some impact from construction vehicles would be likely during the works period it is not considered that this would be significant.

The comments relating to the submitted ecological report are noted. Members should note that Natural England and KWT has not disputed the finding in the report and that as concluded in the report updated bat and badger surveys are to be required prior to commencement of the development which has been advised in the report. Also, a condition has been recommended in the report that requires updated bat and badger surveys to be submitted to and approved by the Local Planning Authority prior to commencement of the development. In respect to dormice, it is not considered that a further survey is required given the report's finding that there is no suitable habitat on the site of the development and that additional plantings will enhance the habitat for dormice.

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RECOMMENDATION REMAINS UNCHANGED

Platt **TM/17/03399/FL**
Borough Green And Long Mill

Proposed repitched roof with raised ridge height incorporating rooms in the roofspace demolition of existing garage, and construction of new extension at 5 Windmill Park Wrotham Heath for Mr Paul Vallance

Additional information: A letter has been received from applicant with further information (with accompanying photographs) which is summarised as follows:-

- Proposing to modernise the dwelling and do not consider that there will be impact from light pollution
- The design aims to be sympathetic to the surroundings – The revised roof design has been lowered and it is now lower than the recent new build at No.7. Also, the dwelling at No.4 (opposite) has had an increase to the ridge height to create bedroom space. The predominant scale/design of the dwellings in the cul-de-sac is now two-storeys so the house will be in keeping
- The house has not been extended since originally built and there is no proposal seeking to amend the footprint
- There is an intention to build a garage in the future and the driveway has parking for 9 cars

Private Reps: A further letter has been received from the owner of the adjacent dwelling at No.6. The comments are summarised as follows:-

- The PC supported replacing the overlooking dormer window with two large roof lights when the amended plans were submitted and this should be viewed in the context of the planned layout of the whole estate: However, the plans currently under consideration have been amended further and the side dormer window has been reinstalled with partially obscured glazing;
- This approach is reminiscent of the way in which development occurred at no 7 Windmill Park – the development started with one dormer window overlooking the kitchen area to no 6 (with obscure glazing) but by the time the development of no 7 was completed the overlooking dormer window had increased to three with no obscure glazing;
- Can see no convincing explanation as to why an already agreed substitution of an overlooking dormer window with two less intrusive large roof light windows should now be reversed as they are using partially obscured glazing bearing in mind the negative outcome from the previously completed adjacent development at no 7.

DPHEH: A condition has already been recommended in the report that addresses the neighbour's concern with overlooking from the proposed side dormer window.

RECOMMENDATION REMAINS UNCHANGED

Alleged Unauthorised Development
Plaxtol 18/00146/WORKM
Borough Green And Long Mill

Land South West Of Claygate House Winfield Lane Borough Green Sevenoaks Kent

No supplementary matters to report

Alleged Unauthorised Development
Addington 17/00314/WORKM and 17/00315/WORKM
Downs And Mereworth

Littlefields Plaxdale Green Road Stansted

No supplementary matters to report

Alleged Unauthorised Development
Addington 17/00312/WORKH
Downs And Mereworth

The Seekers Trust The Close Addington West Malling

No supplementary matters to report

Alleged Unauthorised Development
West Malling 17/00077/LBH
West Malling & Leybourne

Five Pointed Star 100 High Street West Malling

No supplementary matters to report
