



**Late Observations Sheet  
DEVELOPMENT CONTROL COMMITTEE  
20 May 2021 at 7.00 pm**

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**DEVELOPMENT CONTROL COMMITTEE**

**Thursday 20 May 2021**

**LATE OBSERVATION SHEET**

**4.1 21/00703/HOUSE - The Old Bakehouse, Six Bells Lane, Sevenoaks KENT TN13 1JE**

Addition to informative recommended, for the avoidance of any doubt:

An informative is recommended to state:

‘It relation to the discharge of condition 2, in order to comply, it is expected details of the style and type of timber to be used for proposed windows and door to be included in any forthcoming submission.’

**Recommendation**

That permission be granted, as per the main papers and late observations.

**4.2 20/03779/FUL - Land East Of The Coach House, St Julians Road, Underriver KENT TN15 0RX**

**Planning History (relating to the Coach House)**

05/00284/FUL Replacement dwelling. REFUSE 15/04/2005

05/01961/FUL Replacement dwelling and detached garage. GRANT 15/03/2006

07/02207/FUL Revision to outdoor pond feature approved under application SE/05/01961/FUL to create outdoor swimming pool. GRANT 04/09/2007

09/01825/FUL Erection of a single storey orangery at rear. REFUSE 30/10/2009

09/02407/LDCPR Erection of a single storey Orangery. GRANT 04/12/2009

10/01844/EXTLMT Application to extend the time limit of an extant planning permission approved under reference SE/07/02207/FUL Revision to outdoor pond feature approved under application SE/05/01961/FUL to create outdoor swimming pool. GRANT 20/08/2010

12/00335/HOUSE The creation of an outdoor swimming pool and subterranean plant store. REFUSE 02/04/2012

12/03041/HOUSE The creation of an outdoor swimming pool and subterranean plant store. GRANT 28/02/2013

## Supplementary Information

13/02165/LDCPR The erection of new retaining walls around the outside of the existing retaining walls within the rear garden. GRANT 19/11/2013

20/03778/HOUSE Erection of single car port of pitched roof design. GRANT 16/02/2021

### Recommendation

No change to the recommendation.

### **4.3 21/00199/HOUSE** - Pettings Court, Hodsoll Street KENT TN15 7LH

#### **Item for decision**

Condition 4 to be replaced by the following condition:

“Within three months of commencement of works a detailed ecological enhancement plan shall be submitted to the Local Planning Authority for approval in writing. The approved plan shall be implemented within a period of six months from first occupation of the building as extended and retained as approved thereafter”.

**The Recommendation remains unchanged.**

### **4.4 20/03735/FUL** - Bower House, Bower Lane, Eynsford KENT DA4 0AJ

Condition 2 to be replaced by the following condition:

“No development shall be carried out on the land until details of the materials to be used in the construction of the external surfaces of the new dwellings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials”.

Condition 5 to be replaced by the following condition:

“Prior to first occupation of the dwellings, a lighting design plan to protect the biodiversity of the site shall be submitted to and approved in writing by the Local Planning Authority. The plan should include the location of external lighting, **demonstrating** that areas to be lit will not disturb bat activity. All external lighting will be installed in accordance with the specification and location set out in the plan and shall be maintained as approved thereafter. No further external lighting shall be installed on site other than in accordance with details which shall first have been submitted to the Local Planning Authority for approval in writing”.

Condition 7 to be replaced by the following condition:

“**Notwithstanding any indication on the approved plans to the contrary**, the windows at first floor level on the north west elevation shall not be installed other than to be obscure glazed and fixed shut below 1.7 metres above the relevant internal floor level. The windows shall be retained as approved thereafter”.

**The Recommendation remains unchanged.**

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