

4.2 - 23/02344/FUL                      Revised expiry date 5<sup>th</sup> January 2024

Proposal:                                      Erection of 2 dwellings with detached garages, extension to existing dwelling and associated works.

Location:                                      Chance Cottage , 104 Oakhill Road, Sevenoaks Kent TN13 1NU

Ward(s):                                        Sevenoaks Kippington

#### ITEM FOR DECISION

The application has been called to Development Management Committee by Councillor Gustard on the grounds of harm to the amenity of neighbours, contrary to policy EN2 of the Allocations and Development Management Plan (ADMP), and harm due to the size and massing of the proposal, contrary to policy EN1 of the ADMP.

**RECOMMENDATION:** That planning permission be GRANTED subject to the following conditions:

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

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: 102 C, 200 D, 201 D, 202 A, 203 A, 204 B, 205, 300 C, 301 B, 400 A, 401, 0627/23/B/1A.

For the avoidance of doubt and in the interests of proper planning.

3) The materials to be used in the construction of the development shall be those indicated on the approved plan 203 A, 300 C and 301 B.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by policies EN1 of the Sevenoaks Allocations and Development Management Plan and C4 of the Sevenoaks Town Neighbourhood Plan.

4) Prior to the commencement of works on the development hereby approved, a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include the following: (a) Routing of construction and delivery vehicles to / from site; (b) Parking and turning areas for construction and delivery vehicles and site personnel; (c) Site working hours and timing of deliveries; (d) Site layout and security measures; (e) Provision of wheel washing facilities; (f) Temporary traffic management /signage; (g) measures to deal with noise and dust.

To ensure details of construction are provided in accordance with policies EN1 and T2 of the Sevenoaks Allocations and Development Management Plan.

5) Prior to the development reaching above damp proof course, details of the hard and soft landscaping and boundary treatments shall be submitted to and approved in writing by the

Local Planning Authority. The landscaping plan shall include details of species, sizes and a planting and maintenance schedule. The approved hard landscaping details shall be implemented prior to first occupation of the dwelling hereby approved, and shall be carried out in accordance with the approved details. All planting, seeding or turfing approved shall be carried out in the first planting and seeding season following the occupation of the development or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or diseased in the opinion of the local planning authority, shall be replaced in the next available planting season with others of similar size, species and number, unless otherwise agreed in writing by the local planning authority.

To ensure that the appearance of the development is in harmony with the existing character of the area as supported by Policy EN1 of the Sevenoaks Allocations and Development Management Plan and Policy C4 of the Sevenoaks Town Neighbourhood Plan.

6) Notwithstanding the approved drawings, the window(s) in the 'House A' first floor south west side facing elevation(s) of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

To safeguard the privacy of residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

7) The cycle parking and EV charging points as shown on plan number 205 shall be implemented prior to the first occupation of the dwellings, hereby approved, and shall be thereafter retained.

To encourage the use of low emissions vehicles and promote sustainable travel in accordance with policy T3 of the Sevenoaks Allocations and Development Management Plan.

8) Within six months of works commencing on the site, details of ecological enhancements shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented prior to first occupation and shall be thereafter maintained.

In the interests of securing ecological enhancements in accordance with policy SP11 of the Core Strategy and the principles of the National Planning Policy Framework.

9) The development, hereby approved, shall be carried out in accordance with the tree protection measures and recommendations outlined in section 9 and 11 and appendices C, D, F and G of the Arboricultural Report prepared by Quaife Woodlands and dated October 2023.

To ensure the retained trees are adequately protected to preserve the character of the area, in accordance with policy EN1 of the Allocations and Development Management Plan and policy L4 of the Sevenoaks Neighbourhood Plan.

10) No development shall take place until details of existing and proposed finished site levels, finished floor and ridge levels of the buildings to be erected, and finished external surface levels have been submitted to and approved in writing by the local planning authority. The development shall thereafter be constructed in accordance with the approved details.

In order to safeguard the visual amenities of the area and safeguard the amenities of the occupiers of neighbouring properties in accordance with Policy EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

11) No development shall commence until a Biodiversity Gain Plan and Biodiversity Management and Monitoring Plan to ensure that there is a 10% net gain in biodiversity within a 30 year period as a result of the development have been submitted to and agreed in writing by the Local Planning Authority. The Biodiversity Management and Monitoring Plan shall include 30-year objectives, management responsibilities, maintenance schedules and a methodology to ensure the submission of monitoring reports.

Monitoring reports shall be submitted to the Council during years 2, 5, 10, 20 and 30 from commencement of development unless otherwise stated in the Biodiversity Management and Monitoring Plan, demonstrating how the BNG is progressing towards achieving its objectives, evidence of arrangements and any rectifying measures needed.

The Biodiversity Management and Monitoring Plan shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body (ies) responsible for its delivery.

To ensure compliance with the Sevenoaks Town Neighbourhood Plan biodiversity net gain policy L1.

**Informatives:**

1. It is important to note that planning permission does not convey any approval to carry out works on or affecting the public highway. Any changes to or affecting the public highway in Kent require the formal agreement of the Highway Authority, Kent County Council (KCC), and it should not be assumed that this will be a given because planning permission has been granted. For this reason, anyone considering works which may affect the public highway, including any highway-owned street furniture, is advised to engage with KCC Highways and Transportation at an early stage in the design process.

Across the county there are pieces of land next to private homes and gardens that do not look like roads or pavements but are actually part of the public highway. Some of this highway land is owned by Kent County Council whilst some is owned by third party owners. Irrespective of the ownership, this land may have highway rights over the topsoil.

Works on private land may also affect the public highway. These include works to cellars, to retaining walls which support the highway or land above the highway, and to balconies, signs or other structures which project over the highway. Such works also require the approval of the Highway Authority.

Kent County Council has now introduced a formal technical approval process for new or altered highway assets, with the aim of improving future maintainability. This process applies to all development works affecting the public highway other than applications for vehicle crossings, which are covered by a separate approval process.

Should the development be approved by the Planning Authority, it is the responsibility of the applicant to ensure, before the development is commenced, that all necessary highway approvals and consents have been obtained and that the limits of the highway boundary have been clearly established, since failure to do so may result in enforcement action being taken by the Highway Authority. The applicant must also ensure that the

details shown on the approved plans agree in every aspect with those approved under the relevant legislation and common law. It is therefore important for the applicant to contact KCC Highways and Transportation to progress this aspect of the works prior to commencement on site.

Guidance for applicants, including information about how to clarify the highway boundary and links to application forms for vehicular crossings and other highway matters, may be found on Kent County Council's website: <https://www.kent.gov.uk/roads-and-travel/highway-permits-and-licences/highways-permissionsand-technical-guidance>. Alternatively, KCC Highways and Transportation may be contacted by telephone: 03000 418181

### National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

### **Description of site**

- 1 The application site comprises a two storey detached dwelling, number 104 Oakhill Road, set within a spacious and generous sized plot. The site is located to the south west of Oakhill Road and is not visible within the street scene of Oakhill Road. The site is accessed via a shared driveway from Oakhill Road.

### **Description of proposal**

- 2 Planning permission is sought for alterations and extensions to the main property, number 104, and the erection of two new dwellings on the site with associated parking and landscaping.

### **Relevant planning history**

- 3 02/02355/FUL - Demolition of existing house and erection of two, five bedroom houses with detached garages. GRANT

### **Policies**

- 4 National Planning Policy Framework (NPPF)

Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.

Para 11 of the NPPF also states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (footnote 7); or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Footnote 7 relates to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

## 5 Core Strategy (CS)

- SP1 Design of New Development and Conservation
- SP2 Sustainable Development
- SP7 Density of Housing Development
- LO1 Distribution of Development
- LO2 Development in Sevenoaks Urban Area
- SP11 Biodiversity

## 6 Allocations and Development Management (ADMP)

- SC1 Presumption in Favour of Sustainable Development
- EN1 Design Principles
- EN2 Amenity Protection
- EN4 Heritage Assets
- EN5 Landscape
- T2 Vehicle Parking
- T3 Provision of Electric Vehicle Charging Point

## 7 Sevenoaks Town Neighbourhood Plan (STNP)

- Policy C4
- Policy L4
- Policy L1

## 8 Other

- Sevenoaks Residential Extensions SPD
- Sevenoaks Character Area Assessment SPD

## Constraints/Designations

### 9 The following constraints and designations apply:

- Urban Confines of Sevenoaks
- Adjacent to Sevenoaks Kippington and Oakhill Road Conservation Area
- TPOs on north west and south west site boundaries

## Consultations responses

- 10 Sevenoaks Town Council – Recommended refusal on the grounds of overdevelopment, loss of privacy and overlooking to neighbouring properties and loss of amenity to the existing house.

- 11 Tree Officer – Previous comments regarding house B, proximity to line of conifers, post development issues and comments on build process and TPOs. Upon re-consultation: No objections, as long as proposed works are carried out as shown in the arboricultural information provided.
- 12 Conservation Officer – No comments.
- 13 Thames Water – No comments.
- 14 KCC Lead Local Flood Authority – No comments.
- 15 KCC Archaeology – No comments.
- 16 KCC Highways – No comments.
- 17 Environmental Health – No objection, recommends a Construction Environmental Management Plan be secured by condition.

### **Representations**

- 18 Five public comments were received objecting to the development on the following grounds:
  - Overdevelopment and cramped appearance
  - Loss of privacy and overlooking
  - Dominating and overbearing impact
  - Not in keeping with character of the area
  - Height and bulk of proposal
  - Site layout and location of driveway for house B as harmful
  - Loss of amenity
  - Loss of trees
  - Harm to wildlife
  - Impact on drainage
  - Inadequate access
  - Increased traffic
  - Noise and disturbance
  - Concerns with construction phase
  - Lack of renewable energy (solar PV)
  - Suggests amendments to improve scheme
- 19 The applicant has submitted amended plans, upon re-consultation four additional comments have been received raising the below points:
  - Acknowledges amendments made but still concerns remain
  - Concerns regarding size of garage for house A
  - Concerns regarding dimensions of house B
  - Concerns regarding windows on garage of house B
  - Concerns regarding siting of house A and impact on neighbouring amenity
  - Seeks clarifications on landscaping
  - Concerns regarding landscaping

- Comments on conditions to remove permitted development rights, to provide finished floor levels, landscaping details and obscurely glaze windows
- Surface water drainage details
- Concerns regarding construction vehicles and access constraints
- Overdevelopment of the site
- Loss of privacy and overlooking impact
- Concerns have not been addressed and objections remain
- Loss of amenity
- Loss of trees and wildlife

### Chief Planning Officer's appraisal

20 The main planning considerations are:

- Principle of development
- Impact on the character and appearance of the area
- Impact to neighbouring amenity and future occupiers
- Impact to highways and parking

### Principle of Development:

21 Paragraph 14 of the NPPF states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.

22 Policy SC1 of the ADMP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

23 Policies L01 and L02 of the Core Strategy require development to be focused within the built confines of existing settlements. The Sevenoaks urban area will be the principal focus for development in the District. Policy LO2 of the Core Strategy states that provision will be made for housing within Sevenoaks Urban Area.

24 This site is within the built confines of Sevenoaks Urban Area and, as such, there is a presumption in favour of development. The development of this site would make a welcome contribution to the housing provision within the District of two additional housing units. It has been confirmed that the Council does not currently have the required 5 year supply of housing land and has consistently failed to meet delivery targets over a number of years. In addition, the Council does not have an up to date Local Plan for the purposes of housing provision and therefore, the planning balance is further tilted in favour of granting planning permission, as per paragraph 11 of the NPPF.

25 As such, the contribution of housing is given additional weight in helping to support the Council to meet its housing targets. As set out within NPPF paragraph 11, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of doing so.

26 The location of the development is within an established residential area within the built confines of Sevenoaks, which is a strategic location for new housing and is supported by the necessary infrastructure. The development plan policies seek to

maximise the potential of such sites. This is especially important within Sevenoaks District where the majority of the District falls within the Green Belt.

- 27 Paragraph 119 of the NPPF states that planning policies and decisions should promote an effective and efficient use of land in meeting the need for homes, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Although not entirely consistent with the NPPF and its promotion of efficient use of land, Local Policy SP7 of the Core Strategy encourages densities that do not compromise the distinctive character of the area. Within urban areas (of Sevenoaks), new residential development is expected to achieve a density of 40 dwellings per hectare. When reviewing the density of the site, which is 0.28 hectares, the addition of two dwellings on this site would result in a density of 10 dwellings per hectare, which is significantly below the required level of provision. Notwithstanding this, the addition of two new dwellings on the site would therefore be making a more effective and efficient use of land, whilst not compromising the distinctive character of the area.
- 28 Overall, considering the above, the principle of development is acceptable, subject to other material considerations assessed below.

### **Impact on the Character of the Area**

- 29 Policy SP1 of the Core Strategy and Policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated. Policy C4 of the Neighbourhood Plan states that new development in residential areas shall be of high quality and take account of the Sevenoaks Residential Character Area Assessment SPD.
- 30 The site lies within character area HO5 of the Sevenoaks Residential Character Area Assessment SPD. The age of the buildings in this character area date from 1930s to present day, largely comprising detached, residential, two storey dwellings that have a varied material palette. The SPD identifies the dense tree and hedge coverage and the large individually designed dwellings that are well-spaced and set back from the road behind treed frontages. The design guidance advises that the character of the adjacent Conservation Area should be respected and that new buildings should be well screened and set back from the front boundary to fit unobtrusively within the setting.
- 31 In terms of spatial character, as per the Residential Character Assessment, the surrounding area is predominantly characterised by large detached properties on spacious plots that vary in style, design and appearance. The site is located behind the dwellings that front Oakhill Road and is not visible from this street scene. The existing dwellings in this locality do not follow a uniform building line or design. The dwellings appear individually designed and incorporate a range of material finishes.
- 32 The two new dwellings on the plot would be set back within the site, with landscaped frontages maintained and new feature trees proposed. The properties would follow an informal and organic cul-de-sac layout that would not be considered harmful to the existing pattern of surrounding development. The dwellings are set in from all surrounding boundaries and would provide garden areas, garages, parking and landscaping. The buildings do not appear cramped and much of the site would remain open and undeveloped as garden area.



- 33 The NPPF encourages development proposals to make efficient use of land to meet housing needs and it is also noted the site has previously been allowed permission for two dwellings under application 02/02355/FUL. The plot is spacious and the dwellings would not read as cramped, sitting comfortably within the boundaries of the site at a density of approximately 10 dwellings per hectare, which is very low.
- 34 Regarding the design of the new dwellings themselves, they incorporate a traditional appearance which is acceptable considering the wider character of the area and the traditional character of the existing dwelling on the site. The dwellings are two storey in height, with additional accommodation in the roof space. The dwellings are considered acceptable in scale, bulk and mass when considering the existing character of the area and the large detached properties sited along Oakhill Road. A condition is proposed that would require details of site and finished building levels to be submitted, to ensure that the completed buildings would sit comfortably on the site and relate well to each other as shown on the section drawings provided.
- 35 The proposed dwellings integrate several positive design features including the incorporation of chimneys, stone detailing around the windows, detailing on the porch entrances, timber cladding and the decorative features on the gable points. The material palette is proposed to be red brick, red roof tiles and grey windows with stone cill and surrounds. Moreover, both the new dwellings have architectural variations between them and have varying forms and appearances, in accordance with the design guidance for this area. The new dwellings are considered to constitute high quality design that would not appear as obtrusive or out of character with the wider area, in accordance with the Character Area Assessment SPD.
- 36 Regarding landscaping, Policy EN1 of the ADMP states that development will be permitted where it sensitively incorporates natural features, while Policy EN5 seeks to conserve the character of the landscape. Policy L4 of the Neighbourhood Plan states that wherever possible trees and hedgerows should be retained and protected. Any loss of trees must be justified and replacement planting should be secured. The arboricultural report submitted states that nine trees, one hedge and five from a tree group of 14 are to be removed to facilitate the development. However, new planting is proposed across the site in the form of new feature trees and native species hedges along the boundaries. Tree protection measures will be put in place to protect the existing trees to be retained. The Tree Officer is satisfied the buildings can be constructed without harm to any protected trees and notes the additional information provided in the Arboricultural report, raising no objections to the development.
- 37 Whilst the loss of nine trees on the site is regrettable, they are not subject to any protection via a Tree Preservation Order (TPO) or Conservation Area designation and can be removed without any need for permission. New planting is proposed and the landscaping strategy provided details the proposed planting of some 26 new trees, four of which are shown to be feature trees. The internal site boundaries will be native species hedgerow planting, with the existing hedged boundaries also reinforced with supplementary planting. I am satisfied the trees to be retained will be suitably protected (with a condition proposed to ensure this) and that adequate new planting and landscaping is proposed on the site, in accordance with Policy L4 of the Neighbourhood Plan and Policy EN1 of the ADMP.
- 38 The extensions to the existing property comprise a front garage extension with accommodation in the loft to replace the existing detached garage, and a single storey

rear extension. The extensions proposed are considered acceptable in size and scale, reading as subservient additions to the host dwelling.

- 39 The site lies adjacent to the Kippington and Oakhill Road Conservation Area. Considering the assessment above, the proposal would not be considered to harm the setting or significance of this adjacent heritage asset. The setting and appearance of the Conservation Area would be preserved, in accordance with policy EN4 of the ADMP.
- 40 The scheme is considered to be acceptable in terms of design and impact on the character of the area. The Council has a shortfall of housing and lacks a five year housing supply. This scheme would make effective and efficient use of land in providing two new homes. The development would not be visible from Oakhill Road and would be well integrated into the area. It would not therefore have a harmful impact under the tests of paragraph 11 of the NPPF; i.e. there is not significant and demonstrable harm that would outweigh the benefits of providing additional housing within the District.
- 41 Overall, the proposed development complies with Policy EN1 and EN5 of the Allocations and Development Management Plan, Policy SP1 of the Core Strategy, the Sevenoaks Residential Character Area Assessment SPD and policies C4 and L4 of the Sevenoaks Neighbourhood Plan.

#### **Impact on neighbouring amenity**

- 42 Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development. The applicant amended the plans, making alterations to windows on House A to address neighbouring concerns.
- 43 Regarding privacy and overlooking, the National Model Design Code recommends separation distances between primary facing elevations/windows of 15-20m to protect neighbouring privacy and prevent harmful overlooking relationships (normally excluding the front facing elevations).
- 44 House A would be some 23m at the closest point to number 106 Oakhill Road and House B would be some 27m from number 98 Oakhill Road. The extension on the existing dwelling would measure some 23m from number 106 Oakhill Road and some 37m from 102 Oakhill Road, and would not be considered to pose any increased harm to these neighbours.
- 45 House A would be set in from the boundary, some 7m from the side elevation of 87A Kippington Road, and the small first floor windows would serve bathrooms so can be conditioned to be obscurely glazed to protect the privacy of this neighbour to the west.
- 46 House A has a detached garage located adjacent to the southern site boundary. The garage has been reduced in size and scale and would be 1.5 stories in height with an art studio proposed in the loft space. The garage is sited some 22m from the rear elevation of number 106 Oakhill Road and, with no first floor windows facing this property, is not considered to pose a harmful loss of privacy or overlooking to this neighbouring property.
- 47 The change in land levels between the site and number 106 Oakhill Road is noted, however, this is an existing relationship. Whilst House A and B would likely be visible from views from 106 Oakhill Road and 98 Oakhill Road, visibility does not equate to

harm and these properties would retain a suitable degree of privacy and outlook and the new dwellings would be adequately separated from the existing properties.

- 48 The Residential Extensions SPD defines private and protectable space as the first 5m of rear garden space. Considering the separation distances and layout of the proposed development, the private garden areas of the neighbouring dwellings would be protected from harmful overlooking and loss of privacy. Considering the site layout, positioning of windows and the separation distances, the proposal would not be considered to pose harm to neighbouring privacy or cause harmful overlooking to the surrounding neighbours.
- 49 The separation distances between the new dwellings and the neighbours are in excess of the National Model Design Code standards. The dwellings have been designed to sit harmoniously within the site and retain suitable separation distances from existing neighbouring properties. The existing hedged boundaries will be retained and strengthened with additional planting and new trees are proposed to be planted across the site to soften the appearance of built form.
- 50 Regarding the amenity of the existing dwelling, number 104, the property would be extended at the front and rear and would still benefit from good private amenity space. Within the plot, the dwellings themselves remain adequately separated from each other and are not considered to create unacceptable neighbouring relationships to each other with regards to loss of light, privacy or outlook. The rear of the existing dwelling would retain a suitable degree of outlook and would not be considered to suffer a loss of amenity.
- 51 Regarding the amenity of future occupiers of the two new dwellings, all habitable rooms are served by natural sources of light and comply with the National Space Standards. The new dwellings would each benefit from the provision of private amenity space.
- 52 A Construction Environmental Management Plan can be secured by condition to ensure measures are in place to control the working hours, noise, dust, traffic and timings of deliveries, in the interests of minimising disruption to neighbours.
- 53 Overall, the proposal is considered acceptable in terms of protecting existing neighbouring amenity and providing an acceptable standard of living for future occupiers, in accordance with policy EN2.
- 54 Parking and Highways Impact
- 55 Policy EN1 states that all new development should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking.
- 56 The proposals include adequate space on the site to accommodate parking associated with the existing and the two new houses. The parking is compliant with the KCC Standards contained within appendix 2 of the ADMP. The point of access and existing driveway are not proposed to be altered by this application and remain as existing. Details of cycle parking and EV charging points have been provided and can be secured by condition.
- 57 The scheme is considered acceptable in terms of highways and parking considerations.

## **Other Issues**

### Flood Risk and Drainage

- 58 The development does not lie in a designated flood zone, nor an area of identified surface water flood risk. The proposed development would not be considered to pose unacceptable harm to the flood risk of the site. The application form states that foul water will be disposed of via public sewer and surface water will be managed via soakaway.

### Ecology

- 59 Regarding ecology, the site is within the urban confines of Sevenoaks and currently comprises private garden space, with large area of domestic lawn. The land is considered to be of limited ecological value and biodiversity enhancements can be secured by condition. In compliance with policy L1 of the Sevenoaks Town Neighbourhood Plan, a condition can also be secured regarding the provision of 10% biodiversity net gain on the site.

### **Community Infrastructure Levy (CIL)**

- 60 The proposal is CIL liable and no exemption has been applied for.

### **Conclusion**

- 61 The Council has a shortfall of housing and lacks a five year housing supply. This scheme would make effective and efficient use of land with the provision of two new homes within the urban area of Sevenoaks. The proposed development would be acceptable in terms of design and amenity, creating an attractive living environment for existing and future occupants and integrating well into the character of the area.
- 62 I have not found there to be harmful impacts that could be considered to significantly or demonstrably outweigh the benefits of additional housing within the District, as per the tests in paragraph 11 of the NPPF. The dwellings appear well spaced within the site and remain separated from nearby neighbouring dwellings. The dwellings have been designed to mirror the character and house style of Oakhill Road and would be considered in keeping with the prevailing character of the area.
- 63 The scheme is therefore considered to accord with the Development Plan and is recommended for approval.

### **Background papers**

Site and block plan

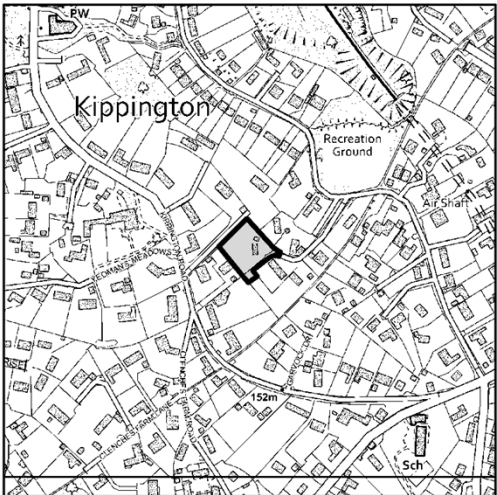
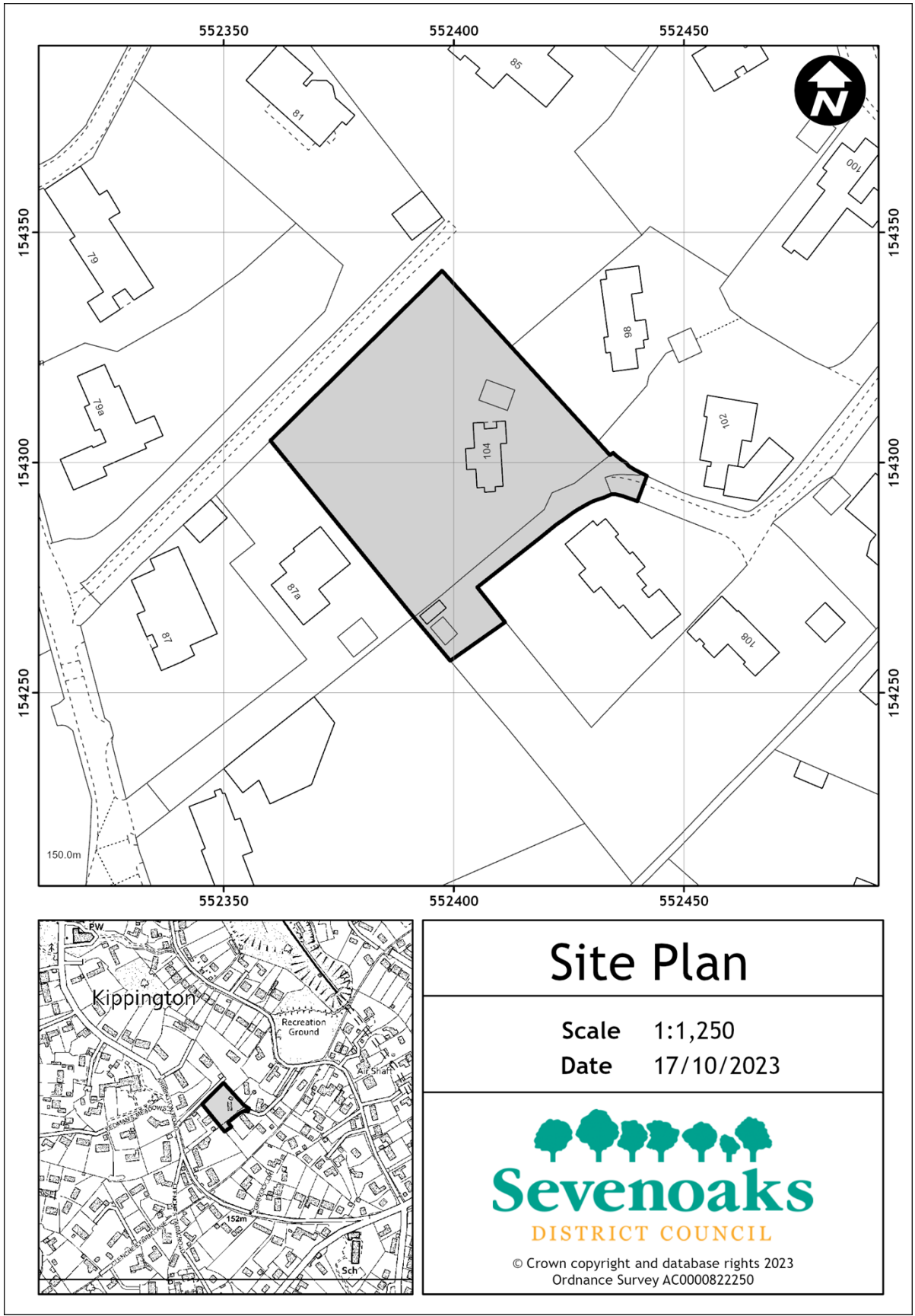
Contact Officer(s):

Anna Horn 01732 227000

Richard Morris  
Chief Planning Officer

[Link to application details:](#)

[Link to associated documents:](#)



# Site Plan

Scale 1:1,250  
Date 17/10/2023



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Ordnance Survey AC0000822250

BLOCK PLAN

