

Ms. J. Creber  
C/O Andrew Wells Planning & Design  
Hollywood House  
76 Hollywood Lane  
Wainscott  
Rochester  
ME3 8AR

Application number: 23/03276/OUT

## TOWN AND COUNTRY PLANNING ACT 1990

### Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

#### Grant of outline planning permission

**Site :** Greenwood Lodge Birchwood Road Swanley Kent BR8 7QA

**Development :** Outline application for subdivision of the plot and erection of a new detached dwelling with some matters reserved.

---

Sevenoaks District Council, as the local planning authority has **granted planning permission** for the above development, subject to the conditions below:

1) Details relating to the scale and appearance of the proposed building(s) and the landscaping of the site (hereinafter called the "reserved matters") shall be submitted to and approved in writing by the District Planning Authority before any development is commenced

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

2) The development to which this permission relates must be begun before: -The expiration of three years from the date of this permission; or -The expiration of two years from the final approval of the reserved matters whichever is the later.

In Pursuance of section 92(2) of the Town and Country Planning Act 1990.

3) The development hereby permitted shall be carried out in accordance with the following approved plans and documents: OUT/727/01 and OUT/727/02 and the Design and Access Statement received 10.11.2023.

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

4) No development including any works of demolition or preparation works prior to building operations shall take place on site until a Construction Management Plan has been submitted to and approved in writing by the local planning authority. The approved statement shall be adhered to throughout the construction period and shall include:(a) parking for vehicles of site personnel, operatives and visitors;(b) loading and unloading of plant and materials;(c) storage of plant and materials used in constructing the development;(d) programme for the maintenance and repair of the Public Right of Way/Byway.:(e) programme of works (including measures for traffic management);(f) measures to control the emissions of dust and dirt during construction;(h) a scheme for the recycling/disposing of waste resulting from demolition and construction works;(i) hours of operation.

To ensure that the construction of the development preserves highway safety and residential amenity in accordance with policies EN1, EN2 and T1 of the Sevenoaks Allocations and Development Management Plan.

5) Any windows marked as obscure glazed on the details submitted pursuant to condition 1 shall be installed with obscure glass before the first use or occupation of the dwellings hereby permitted and shall be obscure glazed at all times thereafter.

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

6) All landscaping in accordance with Condition 1 shall be completed / planted during the first planting season following practical completion of the development hereby approved. The landscaping and tree planting shall have a two year maintenance / watering provision following planting and any existing tree shown to be retained or trees or shrubs to be planted as part of the approved landscaping scheme which are removed, die, become severely damaged or diseased within five years of completion of the development shall be replaced with the same species or an approved alternative to the satisfaction of the Local Planning Authority within the next planting season. The development shall be carried out strictly in accordance with the details so approved and shall be maintained as such thereafter.

To preserve the visual appearance of the area as supported by policy EN1 of the Sevenoaks Allocations and Development Management Plan.

7) No development shall take place until an Arboricultural Method Statement (detailing all aspects of construction and staging of works) and a Tree Protection Plan in accordance with British Standard 5837:2012 (or later revision) has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the agreed details and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until fencing has been erected in accordance with the Tree Protection Plan. Within any area fenced in accordance with this condition, nothing shall be stored, placed or disposed of above or below ground, the ground level shall not be altered, no excavations shall be made, nor shall any fires be lit, without the prior written consent of the local planning authority. The fencing shall be maintained in accordance with the approved details, until all equipment, machinery and surplus materials have been moved from the site.

To protect the trees on site which are to be retained in the interests of the visual amenities of the locality in accordance with Policy EN1 of the Sevenoaks Allocations and Development Management Plan.

8) Prior to first occupation of the development a schedule of biodiversity enhancement that includes a plan showing their locations shall be submitted to and approved by the Local Planning Authority and completed in full prior to the occupation of the new dwelling hereby approved. The scheme shall be implemented in accordance with the approved details.

To ensure that the proposed development will not have a harmful impact on protected species and habitats, and wider biodiversity, in accordance with Policy SP11 of the Core Strategy and guidance in National Planning Policy Framework.

9) Prior to development reaching the damp proof course, details of the location and type of electrical charging points shall be submitted to and approved in writing by the local planning authority. The details shall indicate the location of charging point and appearance of charging point. The approved charging points shall be installed prior to first occupation of the development and shall be maintained thereafter.

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

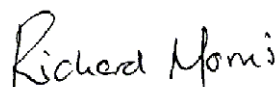
10) Prior to occupation of the dwelling a lighting strategy shall be submitted to, and approved in writing by, the Local Planning Authority. The strategy shall include motion sensors and downward facing lighting.

To preserve the character of the area and amenity of neighbouring residents in accordance with policy EN1 and EN2 of the Sevenoaks Allocations and Development Management Plan.

11) Prior to works above damp proof course level a schedule of materials shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall then be carried out in accordance with these details.

To preserve the character of the area in accordance with policy EN1 of the Sevenoaks Allocations and Development Management Plan.

---



Richard Morris  
Deputy Chief Executive  
Chief Officer - Planning & Regulatory Services

**Dated:** 3 January 2024

## **Notes for the applicant**

The Officer's Report, which explains the assessment of the proposals and the reasons for the Council's decision, is available to view on the Council's website using the above reference number. See: <https://www.sevenoaks.gov.uk/>

## **Conditions**

If permission has been granted you will see that it may be subject to a number of planning conditions. They are an integral part of our decision on your application and are important because they describe how we require you to carry out the approved work or operate the premises. It is YOUR responsibility to comply fully with them. Please pay particular attention to those conditions which have to be met before work commences, such as obtaining approval for the siting and levels of buildings and the protection of trees on the site. If you do not comply with all the conditions in full this may invalidate the permission.

There is a fee required when submitting an application to discharge conditions to the District Council, unless the application relates solely to conditions on a listed building consent. Further information on how to submit an application or the fee required can be found at:

[https://www.sevenoaks.gov.uk/info/20013/planning\\_applications/282/apply\\_for\\_planning\\_permission](https://www.sevenoaks.gov.uk/info/20013/planning_applications/282/apply_for_planning_permission).

Further information about how to comply with planning conditions can be found at: [https://www.planningportal.co.uk/info/200126/applications/60/consent\\_types/12](https://www.planningportal.co.uk/info/200126/applications/60/consent_types/12)

Please note that there is a right of appeal against a planning condition. Further information can be found at:

[https://www.planningportal.co.uk/info/200207/appeals/108/types\\_of\\_appeal](https://www.planningportal.co.uk/info/200207/appeals/108/types_of_appeal)

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

This proposal may be liable for the Community Infrastructure Levy (CIL). This may be payable to the District Council, as the local collecting authority, on commencement of application 23/03276/OUT.

If CIL is liable, we will contact all relevant interested parties once we have issued a decision notice and serve them with a liability notice. This will identify the parties, the scale of liability, how it was calculated, when it will be due for payment and the opportunities to claim relief. Should you wish to claim relief from CIL you must make an application to us before any work starts on site. There is no automatic exemption from the CIL and it is not possible to make a retrospective claim once work has started.

Any party liable to pay CIL must assume liability before any work starts; they must provide us with a valid [Commencement Notice](#). If this is not provided we can impose surcharges and require immediate payment.

Please email [cilenquiries@sevenoaks.gov.uk](mailto:cilenquiries@sevenoaks.gov.uk) quoting 23/03276/OUT if you have any questions about CIL, before work commences.

## **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.

### **Building Control**

This permission relates to planning permission. Applicants are advised to contact our Building Control service on 01732 227376 for further information on whether it is necessary for permission to be given under the building regulations.

**Please remove any site notice that was displayed on the site regarding this application.**