



F.A.O Dartford Borough Council Planning Department.  
Sent by email.

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30<sup>th</sup> April 2021.  
JAC/JH/14192.

Dear Sir or Madam

**RE: MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION REF: DA/20/00015/VCON, SUBSEQUENTLY AMENDED BY VARIATION OF CONDITION APPLICATION REF: DA/20/00639/VCON TO ALLOW ERECTION OF DWELLING TO CONFORM TO AMENDED DRAWINGS.**

I refer to the above matter and submit details appropriate for a Minor Material Amendment (MMA) Application under Section 73 of the Town and Country Planning Act 1990, which allows conditions associated with the existing planning permissions to be removed or varied.

This Minor Material Amendment application relates to Condition 2 of Planning Application DA/20/00015/VCON, to allow the approved development to be built-out in accordance with amended drawings.

This MMA application seeks amendments to the location of Dormer Windows, rooflights (as well as the addition of 2no. additional rooflights) as well as internal floor plan arrangements.

### **Dormer Windows**

The permitted development as amended allows for 4no. dormer windows to be constructed along the southern roof pitch of the approved dwelling, providing daylight/sunlight to the master bedroom, bathroom, study and bedroom 2.

The amended scheme proposes the same amount (4no.) of dormer windows along the same southern roof pitch, albeit with slightly amended dimensions and positions. The westernmost dormer window will now provide light to the en-suite of the master bedroom, with the remaining three dormer windows still providing light to the bathroom, study and bedroom 2.

The minor changes to positioning and dimensions is not considered to have an undue impact on neighbouring amenity.

**planning transport design environment infrastructure**

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## **Rooflights**

The approved plans show 3no. rooflights, two which serve the hallway and one which serves the en-suite of the master bedroom.

The amended drawings retain the two rooflights which serve the hallway in order to provide appropriate daylight/sunlight to the core circulation areas. The amended drawings propose two rooflights on both the southern and northern pitch of the roof, increasing the amount of rooflights to five overall.

It is considered that the addition and relocation of rooflights will not have undue impact on neighbouring amenity or indeed cause any planning concerns.

## **Conclusion**

Given the above, it is considered that the minor material amendments do not cause any residential amenity concerns and are deemed to be entirely appropriate.

Any queries please do contact me on 01622 776226 or alternatively please email [john.collins@dhaplanning.co.uk](mailto:john.collins@dhaplanning.co.uk)

Yours Sincerely,



John Collins - Director.