

Our Ref: JBA 112

2nd July 2021

Tonbridge & Malling Borough Council
Development Control Admin
Planning, Housing & Environmental Health
Gibson Building
Gibson Drive
Kings Hill
West Malling. ME19 4LZ

Dear Sirs

**Re: Proposed Alterations and Extension to
2 New Cottages, Mill lane, Underriver, Sevenoaks TN15 0SE
Planning Portal No: PP- 09993172**

We are seeking householder planning permission for alterations and extension to the above property on behalf of the owners, Mr and Mrs B R & H F Brooks.

The application is for a two-storey extension to the rear of the dwelling and a dormer window to the side.

The extension provides an additional (fourth) bedroom and En Suite shower room at first floor level and a new Kitchen and family room on the ground floor.

The extension is approximately 7.6 metres wide by 4.2 metres deep and has been positioned away from the boundary with the adjoining semi-detached house and within the "45-degree rule" to reduce any issues with loss of sunlight to the adjoining property (No 1)

The extension will be constructed of good quality bricks and roof tiles that will match the existing

A new dormer window has also been added to the 'catslide' roof on the side of the property to provide a replacement window to the existing bathroom (the existing window on the rear will be removed) and natural daylight to the new En Suite shower room. There is in excess of 11 metres between these windows the boundary to the South and in our opinion, this is more than enough to prevent any loss of privacy to either this property or Westover to the South

It is also proposed to move the main entrance door to the side of the house, replacing the present front door with a new window

Otherwise, we trust the application is complete and is self-explanatory from the attached drawings but clearly if you have any queries or require further information, please do not hesitate to contact us.

The application comprises of the following:-

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| 1. A site location plan, | 112 TP. 01 at 1:1250 scale. |
| 2. Block plan | 112 TP. 02 at 1:200 scale. |
| 3. Ground Floor Plan as existing | 112 TP. 03 at 1:50 scale. |
| 4. First Floor Plan as existing | 112 TP. 04 at 1:50 scale. |
| 5. Existing Front Elevation | 112 TP. 05 at 1:100 scale. |
| 6. Existing Rear Elevation | 112 TP. 06 at 1:100 scale. |
| 7. Existing Side Elevation (North)
and Typical Cross Section | 112 TP. 07 at 1:100 scale |
| 8. Proposed Ground Floor Plan | 112 TP. 08 B at 1:50 scale |
| 9. Proposed First Floor Plan | 112 TP. 09 B at 1:50 scale |
| 10. Proposed Front Elevation | 112 TP. 10 B at 1:100 scale |
| 11. Proposed Rear Elevation | 112 TP. 11 B at 1:100 scale |
| 12. Proposed Side Elevations (North & South) | 112 TP. 12 B at 1:100 scale |
| 13. Typical Long Section (Proposed) | 112 TP. 13 B at 1:100 scale |
| 14. Proposed roof plan | 112 TP. 14. B at 1:50 scale |
15. The completed Householder Planning Application form
16. The appropriate application fee of £206 (+ planning portal fee)
Paid directly by the applicant.

Yours faithfully

Jon Butcher Architects