



Planning Department
Sevenoaks District Council,
Council Offices,
Argyle Road,
Sevenoaks,
TN13 1HG

Our ref: MWB/MA/15872
SDC ref: 18/03418/FUL

11 October 2021

Dear Sir/Madam,

**SECTION 96A TOWN AND COUNTRY PLANNING ACT 1990
NON-MATERIAL AMENDMENT OF PLANNING PERMISSION 18/03418/FUL AT HALLS
GREEN, HALE OAK ROAD, SEVENOAKS, KENT, TN14 6NQ**

This letter accompanies a non-material amendment application submitted on behalf of our client, Harlequin New Homes Weald Ltd (hereafter Harlequin) in relation to the above site in Sevenoaks Weald which benefits from planning permission (18/03418/FUL) which was granted on 28 February 2019 to provide 6no. residential units, including the refurbishments of a Grade II Listed Building with associated landscaping works.

Harlequin have acquired the site and will be commencing works shortly. Harlequin are committed to delivering an excellent development and whilst the overall layout and form of the proposed development is considered to be appropriate to the site and its context, Harlequin wish to make minor, non-material changes to three of the approved dwellings, to deliver an enhanced design, both in terms of internal layout and external appearance. In particular, changes proposed to the external elevations of three of the plots are considered to improve the architectural appearance and quality, adding local materials where appropriate.

No changes are proposed to overall floorspace or footprint, and therefore these changes have no impact on the Green Belt considerations or CIL calculations.

Summary of Amendments

The amendments sought can be summarised as follows:

- Plot 2 – Minor alterations to building envelope (inc window/door positions) and internal layout to provide fourth bedroom

planning transport design environment infrastructure land

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- Plot 3 - Materials amended to separate primary and secondary structure with brickwork and natural finish/black weatherboarding. Window detailing amended across all elevations. Vertical hit and miss timber detailing added to west, east and north elevation. Sliding glazed doors to east elevation changed to bi-fold doors
- Plot 5 - Minor alterations to building envelope (inc. window/door positions) and internal layout to provide fourth bedroom. Dormer window design revised and dormer on east facing elevation moved to west facing elevation

Impact of Changes

The proposed amendments would not constitute material changes to the approved development. The changes to Plot 5 include a revised location of a dormer window, which is to be relocated from the east to the west elevation. The resultant view will be of the property's own garden, and therefore this change will not result in overlooking of any of the existing or proposed neighbouring properties.

The submission includes a Non-Material Amendment application form, this letter setting out the non-material amendments this application is seeking together with the following drawings:

Drawing Title	Approved Drawing Reference	Non-Material Amendment Drawing Reference
Proposed Site Plan	5380-PD-01 Rev.E	DHA/15873/S-01
Plot 2 - proposed plans, elevations and sections	5380-PD-11 Rev.C	DHA/15873/P2-01
Plot 3 - proposed plans, elevations and sections	5380-PD-12 Rev.B	DHA/15873/P3-01
Plot 5 - proposed plans, elevations and sections	5380-PD-14 Rev.C	DHA/15873/P5-01

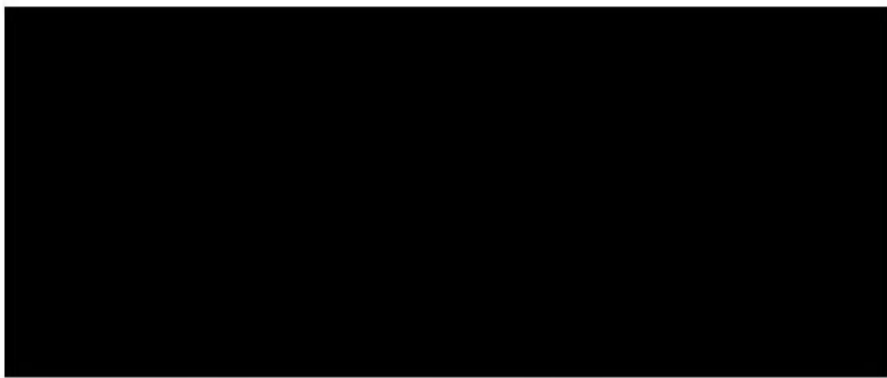
Conclusion

This Non-Material Amendment application has been submitted to secure approval for the alteration of the approved elevations and floor plans associated with planning permission ref 18/03418/FUL. Proposed drawings have been submitted with this application and should be referred to for design considerations.



I trust you have sufficient information to validate the application and I look forward to receiving acknowledgement of its receipt in due course. If however, you require additional information please let me know.

Yours faithfully,



Mark Bewsey MRTPI
Director
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