

Reference: KBC/21/012
Date: 19th October 2021

Development Control
Sevenoaks District Council
Council Offices
Argyle Road
Sevenoaks
TN13 1HG

Dear Sir/Madam

Address: Vrindhavan, Ash Road, Hartley. DA3 8EY

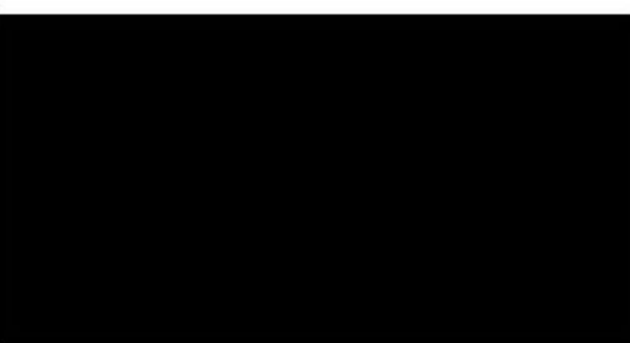
Proposal: Planning application for removal of front porch and bay windows, removal of side chimney and removal of front dormer. New front porch, two storey side extension and part single part two storey rear extension

Planning permission was refused on the 11th October 2021 under application reference 21/02760/HOUSE. Reviewing the officer report it appears that the refusal was due to the balconies to the front elevation of the property. We are submitting revised drawings to address this issue. The balconies to the front elevation have been removed and the doors and windows to the front bedrooms updated to show a traditional window arrangement.

The officer report also provided the floor area calculations under the green belt policy. The calculation noted the increase to the area to 48% of the original building. We have updated the floor plans to have the side wall running straight through the entire length of the side elevation. This will increase the floor area by 2.96m² which will still be below the 50% allowed.

I hope this clarifies the change but if you require any further information, please do not hesitate to contact me.

Yours sincerely



Jenny Nash
Director
Kent Building Control Ltd