

Ashborn Associates



"Brushwood" Stack Lane Hartley, Longfield Kent DA3. 8BL

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Sevenoaks District Council
Argyle Road Council Offices
Sevenoaks
Kent TN13 1HG

20th April 2022

for the attention of Planning Department.

Dear Sirs/Madam

4 Priory Fields Eynsford Kent DA4 0AZ

Proposed Loft conversion incorporating two storey flank staircase extension and conversion of Garage into Family room.

This application is to apply for planning approval to carry out the above works and whilst the application has been submitted online my Client will be the statutory fee direct.

General Location and description.

The application property is a two storey detached house with attached Garage of traditional construction under a tiled roof with brick elevations incorporating some ornamental "half" timbering and "herring bone" brick panels.

In a small close of ten houses of individual but similar style designs the house sits on a plot of approximately 0.0971 Hectares of Land which rises sharply toward the rear North East facing boundary which overlooks farmland and the designated green belt

Proposal

My Client wishes to form a Loft conversion with a flat roofed rear Dormer to provide additional accommodation for a growing Family and access would be provided by a very small addition to the existing flank staircase.

The existing main roof would be extended by converting the flank hipped roof into a gable and we would draw Officers attention to the fact that this element could be built under permitted development.

However the Client would also like to convert the existing double Garage into a Family room and we would point out that adequate parking is already provided on the large driveway on the Western boundary which can house a number of cars which excludes the need for on street parking.

We believe that the various alterations to the front facade reflect the current Architectural style of the building whilst the rear Dormer does not effect or overlook Neighboring properties but provides a splendid vista over the Farmland to the rear which is sloped to a much higher than the rear Garden.

In short we believe that the proposed alterations fit very nicely with the current house design without detracting from adjoining properties and trust that Officers will agree and approve this application.

Design Services: Architectural- Building-Town Planning

D.W.Giles & B.E.Giles

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We look forward to hearing from you in due course but if you have any queries or wish to visit the site we would be pleased if you could contact the Writer.

We attach some photographs that we hope you will find useful.

Yours Faithfully

David Giles



Front Elevation

Design Services: Architectural- Building-Town Planning

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Rear Elevation



Rear of Garage

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Rear Garden with view toward Farmland

Design Services: Architectural- Building-Town Planning

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