

## COVERING LETTER

Variation of Condition 2 attached to  
Approved Planning Application 22/504075/FULL  
Infill Extension, Additional Rooflights, Erection of Pergola

Pollyfield Manor  
Scragged Oak Road  
Detling  
Maidstone

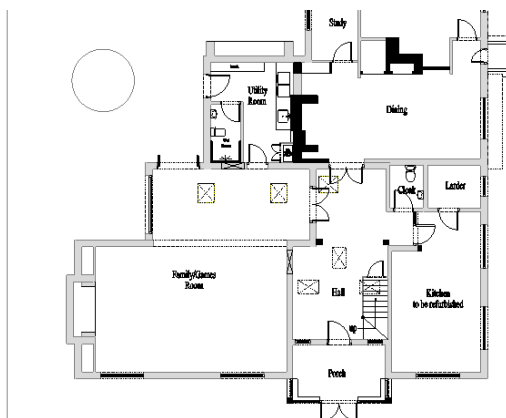
Planning Application 22/504075 was approved in February 2023 with the following condition;

- (2) The development hereby permitted shall be carried out in accordance  
With the following plans:

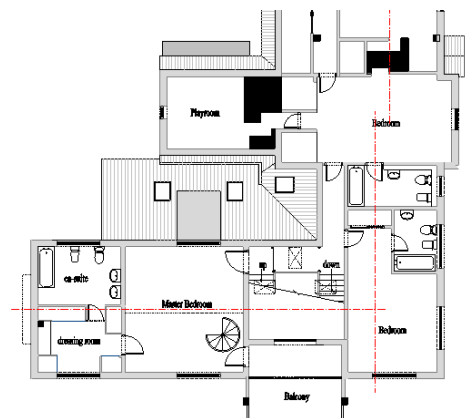
Drawing numbers 22/3351E, 22/3254A and 22/3352A.

Having taken full consideration of the proposals, the applicant feels that there is a lost opportunity for the new family room to interact with the large rear garden and optimise the potential an extension could provide.

In order to achieve this, the extension will need to protrude out further with the installation of good sized bifold doors that can fully open the room out to the garden.



GROUND FLOOR PLAN

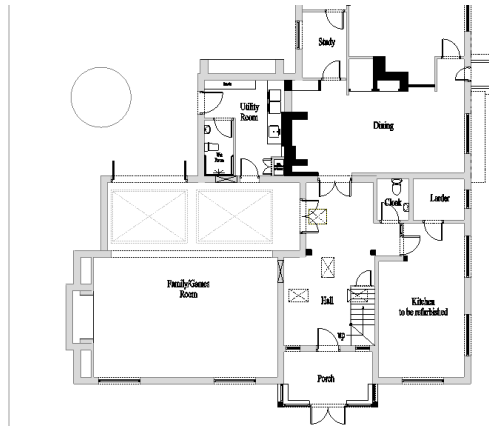


FIRST FLOOR PLAN

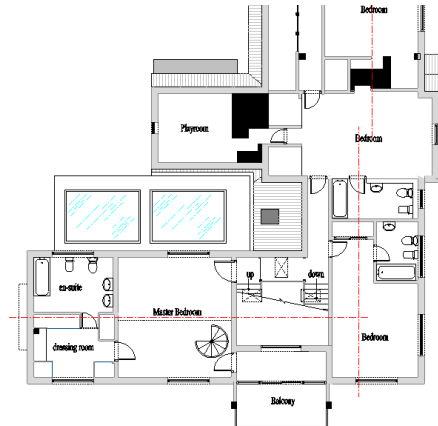
*The approved layout having limited visual and open access to the garden.*

Two previous schemes have been put forward showing the infill extension protruding out further.

### SCHEME A



GROUND FLOOR PLAN



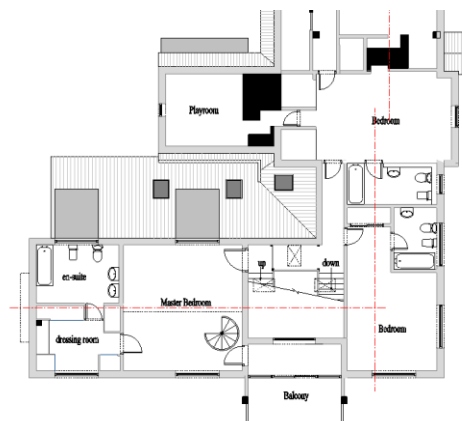
FIRST FLOOR PLAN

It was deemed that the large flat roof with large glazed rooflights in Scheme A was incongruous with the roof form. The conservation officer's view was that a flat roof was unlikely to be acceptable and he questioned the need for rooflights given the number of doors proposed in terms of the overall provision of light being more than necessary.

### SCHEME B



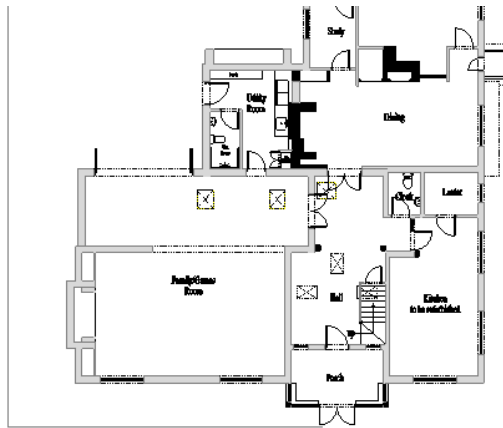
GROUND FLOOR PLAN



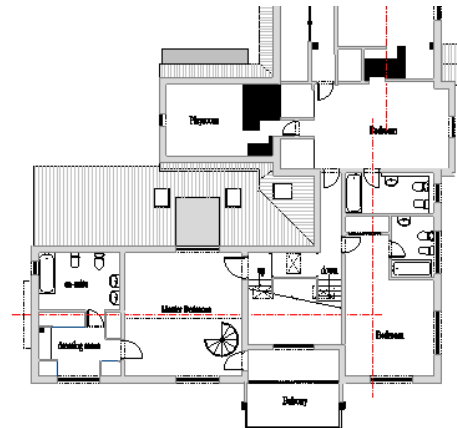
FIRST FLOOR PLAN

Scheme B showed a catslide roof with 2 flat roof widow recesses. Although it was felt the catslide roof was an improvement, it was considered the flat roof area was too large and out of keeping.

## PROPOSED SCHEME



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**

The proposed scheme seeks to remove the rear window to the en-suite and replace it with a small window on the gable end. This will allow the catslide roof to continue along further to the proposed new extension length.



**SIDE ELEVATION (NORTH)**

*The proposed large bifolds will allow the new family room to fully open out into the garden.*

*The catslide roof is to continue behind and echo the existing catslide roof of the north elevation.*



### REAR ELEVATION

*The existing north elevation has a very similar style catslide.*

It is considered that the proposal will retain the character of the Listed host dwelling whilst not proving overbearing. (The extension will not be visible from any public realm). The proposed extension will create the desired interaction between the living space and the garden via the bifolds.

The enlarged extension will also give greater justification for the change of oil use to air-source.

Drawing numbers 22/3351E, 22/3254A and 22/3352A. are to be replaced with

Drawing numbers 22/3351F, 22/3254**B** and 22/3352B.