

Director of Planning  
Sevenoaks District Council  
Argyle Road  
Sevenoaks  
Kent

23 October 2023

OUR REF: JE/23/292

Dear Sir,

ERECTION OF DETACHED FOUR BEDROOM HOUSE AND DETACHED GARAGE,  
HAWTHORNES, EGG PIE LANE, WEALD. TN14 6NP

I enclose on behalf of my client, Mr Grant Seeds, an application under Section 73 of the Town and Country Planning Act to vary a condition on an existing planning permission. The application is accompanied by the appropriate fee.

Planning permission was granted on the 22<sup>nd</sup> of August 2022 for the demolition of an existing detached house and the erection of a new detached house and detached garage on the above land.

This Section 73 application has been submitted following the submission of an application under Section 96A of the Act to amend the description of the permitted development in order to omit reference to the construction of a part cellar/basement.

On the assumption that the Non Material Amendment is approved then my client would wish this Section 73 application to be considered in accordance with the new description and amended plans. The amendment that is proposed in this application is to vary condition 2 of the permitted development which specifies the approved plans, so as to substitute an amended plan showing a minor re-siting of the approved house. The originally approved house was located relatively approximate to the root protection area of a mature tree on the frontage to Egg Pie Lane. The revised site plan and block plan now involves the house being moved approximately 5m further back into the site in order to increase the separation distance to both the highway and to the root

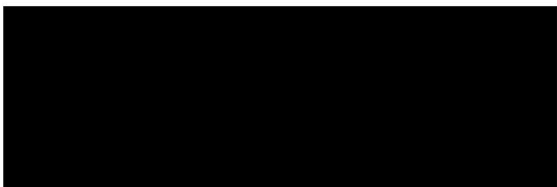
protection area of the tree in accordance with arboricultural and structural advice that the client has received.

The revised siting of the house would still largely be consistent with the siting of the existing dwelling in that the house would still overlap the footprint of the original dwelling.

The minor re-siting would not cause any harm to the openness of the Green Belt as compared to the consented scheme and there would not appear to be any other planning issues that would arise.

Should there be any matters that you feel require further discussion or clarification then please do not hesitate to contact me. Otherwise, I look forward to the application being approved following the approval of the Section 96A application.

Yours Faithfully.



**John Escott**

**ROBINSON ESCOTT PLANNING LLP**

Email: 

**Revised plans to be substituted for Condition 2;**

**P1 Rev D**

**P2 Rev D**

**P4 Rev D**