

Our Ref: DA/5428/PD  
17<sup>th</sup> October 2023

Planning Services,  
Sevenoaks District Council,  
Council Offices,  
Argyle Road,  
Sevenoaks,  
Kent, TN13 1HG

Dear Sir/ Madam,

**Re: Proposed Planning Application for the works at Summeryards, Cotmans Ash Lane, Kemsing, TN15 6XD.**

On behalf of our client, we write in support of a planning application for the proposed works at Summeryards, Cotmans Ash Lane, Kemsing.

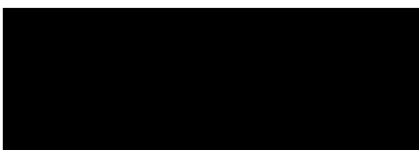
In this instance we are proposing to demolish the existing detached house and outbuildings and construct a replacement detached house and outbuilding. The property has been designed so that the new dwelling represents a improvement to the openness of the Green Belt with there being a reduction in Footprint, Volume and Gross External Area in comparison to existing. The proposals, which are also more condensed, rather than spread out are set with a lower ridge height and are therefore less prominent in the site.

As such, to support this application the following documentation is being submitted:

- 1) Application forms completed and signed.
- 2) Planning drawings, 5428 PD01, 02, 10 & 11.
- 3) CIL form 1.
- 4) Design and Access Statement.
- 5) Topographical Survey.
- 6) Ecological Reports and Survey Information.

I hope the above and submitted information is satisfactory and we look forward to receiving confirmation of validation in due course. If there is anything further you require or wish to clarify, please do not hesitate to contact us.

Yours faithfully,



**DAVID ALLEN** BA (Hons), Dip Arch, MA Arch, RIBA  
Cc. Client



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