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Mr R Jarman
Department of Planning & Development
Maidstone Borough Council
Maidstone House
King Street
MAIDSTONE
ME15 6JQ

MJD.LEP.2431

18th December 2023

BY EMAIL

Dear Mr Jarman

PROPOSED DEMOLITION OF CONSERVATORY AND REPLACEMENT WITH SINGLE STOREY REAR EXTENSION AT COBTREE HOUSE, AMBER LANE, CHART SUTTON, MAIDSTONE, KENT ME17 3SE

We have pleasure in enclosing on behalf of our Clients, Mr R & Mrs J Parker to request your approval for the enclosed detailed application for your consideration under the Town & Country Planning Acts. The application comprises our drawing numbers 2431/01/-, 02/- & 03/--together with the completed application form. Our client will pay the fee of we believe £258 being the appropriate application fee online however, no doubt you will confirm.

We also enclose the completed CIL Form 1, which illustrates that the proposal should be exempt but no doubt you will check and confirm, and also CIL Form 2 as requested.

This detached property has a conservatory room at the rear. The proposal will be to remove the conservatory to replace it with a more useable room. There will be an area of flat roof surrounded with a sloped tiled skirt on three sides. The south garden facing elevation will have bifold windows to access the garden and there will be two high level windows on the side elevations to provide ventilation without opening the doors. In the flat roof there will be two rooflights helping to light into the rooms at the back of the original house.

The extension exceeds the allowable depth (4m) behind the house otherwise this extension would be permitted development.

We understand a separate Design & Access Statement is not required for this type of application, and hope you find this letter provides sufficient description and explanation of the proposals, together with the details shown on the submitted drawings.

However, whilst we trust we have provided all the information you require to consider this application if there are any points you would like to discuss, please do contact us.

We ask this letter to be treated as part of the application.

Yours sincerely

Martin Dadd.

Martin Dadd RIBA

Encs.

c.c. Clients