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31<sup>st</sup> October 2023

Planning Department  
Bromley Council,  
Civic Centre,  
Stockwell Close,  
Bromley, BR1 3UH.

To whom it may concern.

**Re: 26 COPTHORNE AVENUE, BROMLEY BR2 8NN - Erection of detached dwelling on land at rear of 26 Copthorne Avenue with associated vehicular access from Knowle Road on land at rear of 26 Copthorne Avenue.**

We write to you on behalf of the applicant in respect of the above development, in relation to the submitted S73 planning application, which informs proposed changes to the previous approved planning application referenced 23/01969/FULL1.

This S73 follows a preceding NMA application which changed the description of the approved development to the above.

The approved drawings subject to Condition 2, to be amended/replaced by the submitted proposed drawings are as follows:

Drawing Title	Approved Drawing Ref:	Revised Drawing Ref:
Proposed Site Plan	R17/39 - 06B	<ul style="list-style-type: none"><li>569/23/S73/PL1001_Proposed Site Plan</li><li>470_23_S73_PL1002_Proposed Block Plan</li></ul>
Proposed Ground Floor Plan	R17/39 – 07C	<ul style="list-style-type: none"><li>470_23_S73_PL10.01_Proposed Ground Floor &amp; Roof Plans</li></ul>
Proposed Lower Ground Floor Plan	R17/39 – 08C	<ul style="list-style-type: none"><li>N/A – To be removed</li></ul>
Proposed SW and SE Elevations	R17/39 – 10A	<ul style="list-style-type: none"><li>470_23_S73_PL10.02_Proposed Elevations</li></ul>
Proposed NW and NE Elevations	R17/39 – 011A	<ul style="list-style-type: none"><li>470_23_S73_PL10.02_Proposed Elevations</li></ul>
Proposed Sections	R17/39 – 012A	<ul style="list-style-type: none"><li>470_23_S73_PL10.03_Proposed Sections</li></ul>

### Proposed Amendments

In summary, the purpose of the S73 application is to provide amended drawings which indicate the removal of the lower ground floor. The costs associated to the construction of the lower ground is considered to outweigh the benefit, and the dwelling can function appropriately as a single storey dwelling supporting the

two generous bedrooms, kitchen/dining area and living area, all to an appropriate level that incorporates the criteria set out by ADB: Part M4(2).

The application is accompanied by an updated SUDs Water Management report, which reflects the proposed changes to the proposed development and the required changes to the SUDs strategy.

A new CIL Form is also included as part of the application, for the CIL liability to be recalculated on the basis of the new internal floor area.

**Additional information**

In addition to the amendments to the approved drawings, the applicant wishes to take this opportunity to accompany the S73 application with further informative drawings/documents, to satisfy the applied conditions to the above referenced 23/01969/FULL1, and to enable their removal from any outstanding conditions to discharge.

The submitted information and relevant conditions are as follows:

Condition no.	Condition Summary	Relevant Drawing/Doc Ref:
3	Details of Materials (Prior to development above ground level)	<ul style="list-style-type: none"> <li>470_23_S73_PL10.02_Proposed Elevations</li> <li>Schedule of Materials</li> </ul>
5	Details of parking & turning inc. EVCP provision (Prior to development above ground level and implemented prior to first occupation)	<ul style="list-style-type: none"> <li>470_23_S73_PL1002_Proposed Block Plan</li> </ul>
6	Details of storage of refuse and recycling (Prior to development above ground level and implemented prior to first occupation)	<ul style="list-style-type: none"> <li>470_23_S73_PL1002_Proposed Block Plan</li> <li>470_23_S73_PL20.01_Proposed Bike Store &amp; Refuse Storage</li> </ul>
7	Details of storage of cycles (Prior to development above ground level and implemented prior to first occupation)	<ul style="list-style-type: none"> <li>470_23_S73_PL1002_Proposed Block Plan</li> <li>470_23_S73_PL20.01_Proposed Bike Store &amp; Refuse Storage</li> </ul>
8	Construction & Environmental Management Plan (Prior to Commencement)	<ul style="list-style-type: none"> <li>Construction &amp; Environmental Management Plan Rev A</li> <li>470_19_DoC_PL1000 Construction Management Plan</li> </ul>
9	Details of rainwater harvesting and/or blue roofs (Prior to commencement and prior to occupation)	<ul style="list-style-type: none"> <li>470_23_S73_PL1002_Proposed Block Plan, 470_23_S73_PL20.02_Proposed Rainwater Harvesting &amp; SUDS Drainage Report</li> </ul>
14	Details of Green Technologies (Prior to development above ground level)	<ul style="list-style-type: none"> <li>470_23_S73_PL1001_Proposed Site Plan</li> </ul>

Assuming the above listed conditions are satisfied by the accompanying information, it is believed that the only remaining outstanding conditions will be as followed:

Condition no.	Condition Summary	Relevant Drawing/Doc Ref:
4	Details of Soft and Hard Landscaping (Prior to development above ground level)	

A Discharge of Conditions application will be submitted with the relevant information in due course.

The client welcomes any discussion with the Planning Officer designated to this application, in relation to any of the submitted information.

Yours sincerely

Liam Sutton  
Planning & Design Manager  
Ashby Design Ltd