



Re: Invalid Planning Application - DM2024/00489

1 message

17 April 2024 at 10:19

Dear Scott,

We have received your invalidation letter. Our response is as follows:

- a) **Revised drawings (points 2-4) and site photos (point 5)** - we will provide these shortly
- b) **Tree material (point 5)** - as the trees are over 5m from the proposed works, we will provide an amended site/block plan to show each tree
- c) **BNG (points 7-10)** - as stated on the app for, this development is subject to de minimis exemption, given the scheme proposal is for a net loss of built area, that being the reconstruction of a rear conservatory. Therefore, no ecology/BNG work is required to validate or determine this application.
- d) **Fire Safety (point 11)** - we will provide a reasonable exception statement.
- e) **SUDS (point 12)** - given the very minor scale of proposed work, remodelling and reducing the size of the rear conservatory, for proposed non-bedroom rooms, we do not consider any drainage work to be reasonably relevant / required to validate or determine this application.

Please would you confirm your agreement to points (c) and (e) above.

I have cc'd our pre-app case officer, Polly Davidson, for her reference.

Many thanks,
Chris

Chris Constanti

