

Planning Department  
Sevenoaks District Council  
Argyle Road  
Sevenoaks  
Kent  
TN13 1HG

Friday 19<sup>th</sup> April, 2024

Dear Sirs,

**Chance Cottage, 104 Oakhill Road, Sevenoaks, Kent TN13 1NU –  
Planning Portal Ref: PP- 12979931**

We have today submitted an application via the Planning Portal on behalf of our clients, Portman Homes Ltd, for a Minor Material Amendment to vary condition 2 of approval reference 23/02344/FUL - *Erection of 2 dwellings with detached garages, extension to existing dwelling and associated works.*

Approval was granted on 5<sup>th</sup> January 2024 to erect two new dwellings with detached garages and extend the existing dwelling, known as Chance Cottage. The applicant is now seeking to vary condition 2 (approved plans) of the permission by substituting two of the approved plans for alternative drawings, in order to erect a basement to House Type A, as follows:-

Approved drawing 201 Rev D to be replaced by drawing no. PL/755/10;  
Approved drawing 300 Rev C to be replaced by drawing no. PL/755/10.

The proposed basement on House Type A will provide additional accommodation for prospective purchasers, in the form of a playroom, cinema room/bar, gym area, WC and plant room. It is anticipated that the room uses can be adapted and altered to suit the family's changing needs over time and, thus, future proof the home for the occupants.

The whole basement will be underground and only accessible from inside the property, so will not be visible from the street. No additional external doors or windows are required and there will, therefore, be no detrimental effect, or loss of outlook and amenity for the neighbouring dwellings. In addition, the proposals will have no greater impact upon the street scene, or wider local area character, than the approved design.

As noted within Quaife Woodlands' Arboricultural Survey and Report, submitted as part of approval ref 23/02344/FUL, House Type A is not located within the vicinity of any retained trees, or hedging. The basement proposals will not, therefore, negatively impact on any existing trees, or their RPA's.

**Andrew Wells Architectural Planning & Design**

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We trust the proposals will meet with the approval of Sevenoaks District Council, but should any additional information be required, please do not hesitate to contact us.

Yours faithfully,



Maxine Wells  
For & on behalf of Andrew Wells Architectural Planning & Design Ltd.