

From: Richard Cook averycook@icloud.com
Subject: Re: 22 OAKDENE ROAD TN13 3HJ - REF: 19/02882/HOUSE
Date: 13 January 2020 at 17:17
To: Pedro Avery pedroavery@gmail.com

Hi Pedro,

I've had a go at working something up for your terrace and porch.

I reckon you may be better putting the steps at the left (kitchen) side of the rear of the house so that you can get away with one less step (or more, depending on the slope of the garden). Then you can enclose the area outside the patio for with a low wall that can be used for seating if you pave it, or a balustrade if you go for decking.

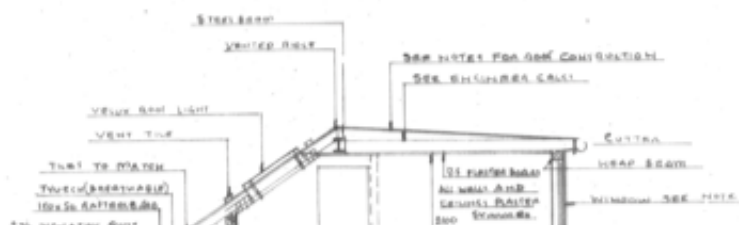
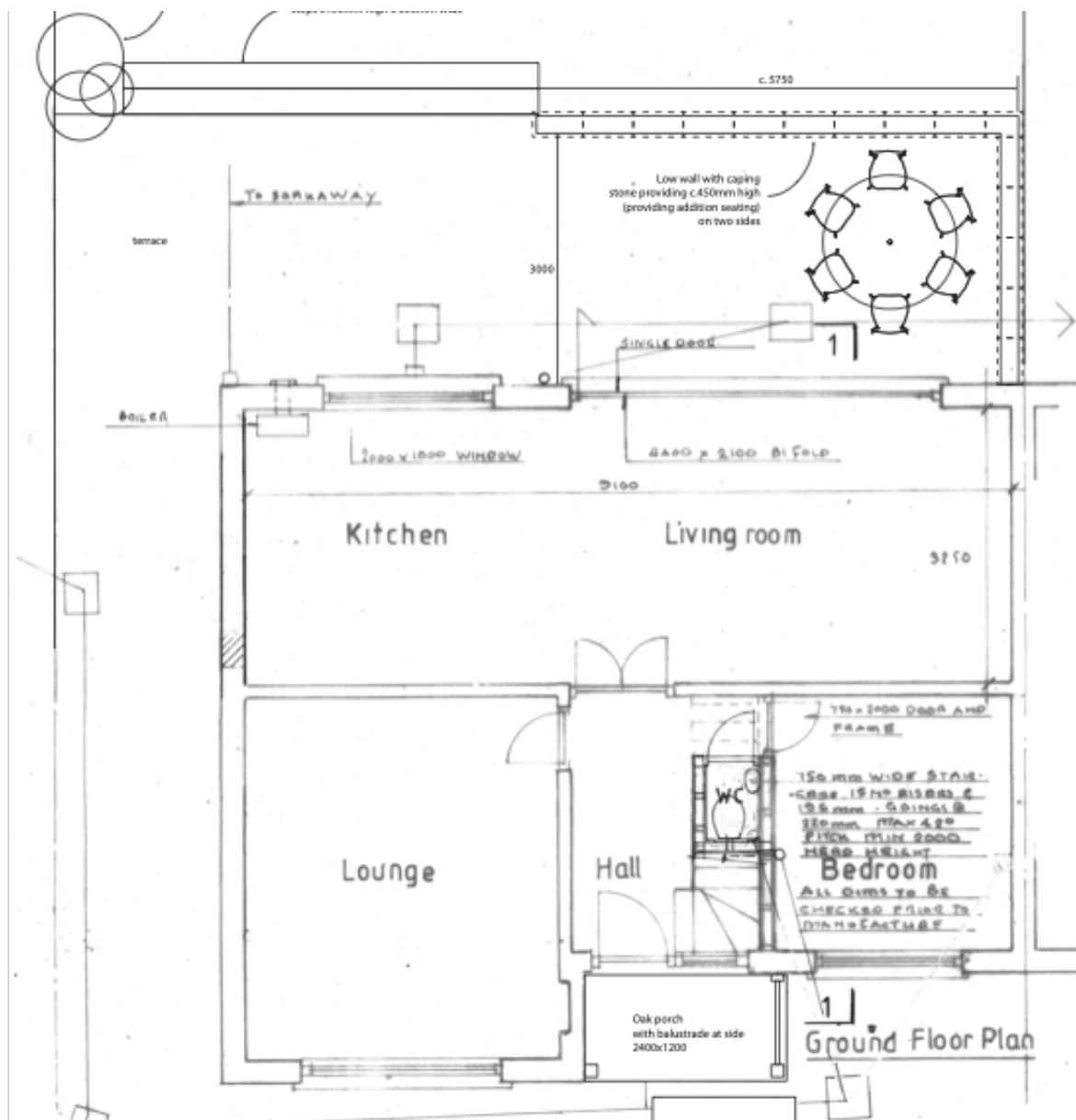
As for the porch, a quick search for Oak porch on the web will lead you to numerous companies that can make up such a thing – supplied as a kit or installed., depending what you want. Have a look and see what sort of price you're looking at. I measured the size to be 2.4m wide by 1.2m deep from your plans – you'd need to have posts at the front and the rear fixed into the wall (as there's not enough space for posts by the front door). The pitch of the roof would need to be c. 30 degrees to match the pitch of your new gable over the front window.

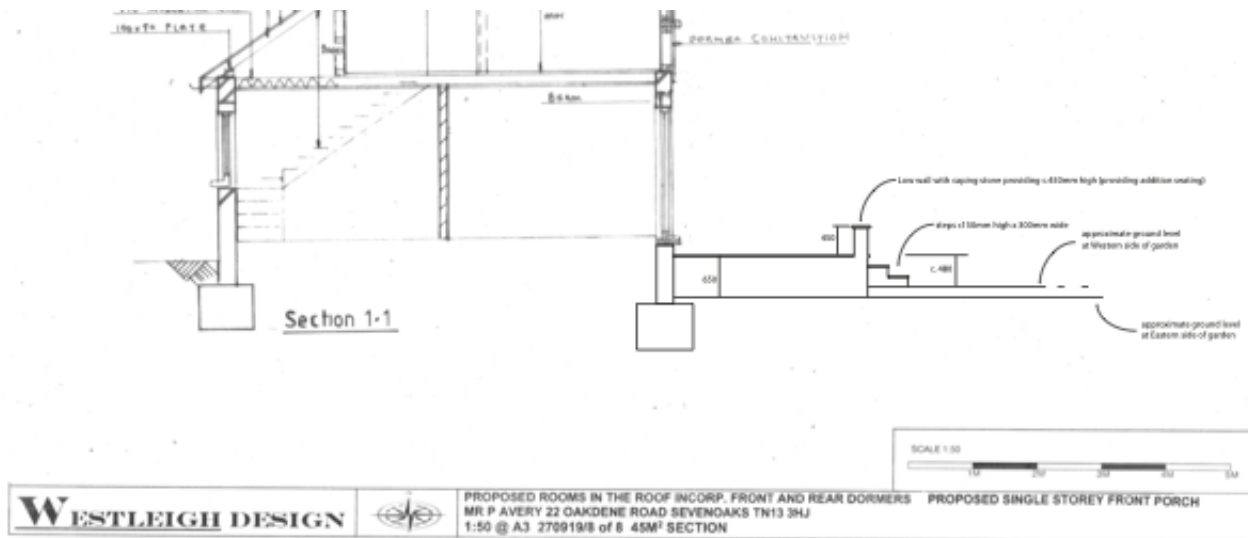
Anyway, have a look at the drawings I've added to your plans to see what you think.

Richard



steps may extend full width
or stop short to allow for
planting to soften edge





On 9 Jan 2020, at 17:12, Pedro Avery <pedroavery@gmail.com> wrote:

Begin forwarded message:

From: Pedro Avery <pedroavery@gmail.com>
Subject: Fwd: 22 OAKDENE ROAD TN13 3HJ - REF: 19/02882/HOUSE
Date: 9 January 2020 at 17:09:48 GMT
To: Richard Cook <richard@tomfoolery.clara.co.uk>

hi Richard

hopefully these plans should do the trick

Pedro

----- Forwarded message -----

From: David Sullivan <david.sullivan17@btinternet.com>
Date: Fri, 22 Nov 2019 at 12:39
Subject: Re: 22 OAKDENE ROAD TN13 3HJ - REF: 19/02882/HOUSE
To: Samantha Simmons <Samantha.Simmons@sevenoaks.gov.uk>
Cc: Pedro Avery <pedroavery@gmail.com>

Hi Samantha

Please find attached amended plans and proposed block plan, as requested.

I look forward to receiving a planning decision in due course.

Kind regards

Dave Sullivan

David Sullivan
WESTLEIGH DESIGN
Tele: 01233 840741
Mobile: 07966 284153

On Thursday, 21 November 2019, 11:44:56 GMT, Samantha Simmons
<samantha.simmons@sevenoaks.gov.uk> wrote:

Hi Mr Sullivan,

Thank you very much for confirming the removal of the single-storey rear extension. Are you able to send through amended plans (proposed plans, proposed elevations and proposed block plan) with the single storey extension removed from them?

Once I have these I will process this as an information only amendment so that the application can be determined within the existing timeframe.

I will be recommending the revised scheme (with single-storey extension removed) for approval.

Many thanks

Kind regards,

Samantha Simmons

Graduate Planning Officer

Sevenoaks District Council | Argyle Road | Sevenoaks | Kent | TN13 1HG

Tel: 01732 227000

Web: www.sevenoaks.gov.uk

This advice is without prejudice to the decision making processes of the local planning authority which considers the views of all those consulted on planning applications and in no way prejudices any future determinations or decisions made by the local planning authority.

You are advised to seek your own independent advice on any issues raised in this email.

From: David Sullivan <david.sullivan17@btinternet.com>

Sent: 21 November 2019 11:21

To: Samantha Simmons <Samantha.Simmons@sevenoaks.gov.uk>

Cc: Pedro Avery <pedroavery@gmail.com>

Subject: 22 OAKDENE ROAD TN13 3HJ - REF: 19/02882/HOUSE

Dear Samantha

Further to our conversation this morning, after discussion with my client we would like to delete the Single Storey element of the proposal and therefore the Development Details should now read:

PROPOSED SINGLE STOREY PORCH AND RAISING OF THE ROOF TO INCORPORATE A PART FIRST FLOOR WITH REAR AND FRONT DORMERS AND ALTERATIONS TO FENESTRATION

Please confirm this instruction and advise if it will be necessary to reconsult neighbours etc.

Thank you for your help.

Kind regards

Dave Sullivan

David Sullivan
WESTLEIGH DESIGN

Tele: 01233 840741

Mobile: 07966 284153

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<https://myaccount.sevenoaks.gov.uk/planning-payment/> For all other Planning payment queries please telephone us on 01732 227000 or email

planning.information@sevenoaks.gov.uk Our office hours are Monday - Thursday 08:45 - 17:00 and Friday 08:45 - 16:45



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