

Dear Kelly

Copies of amended drawings and additional drawing attached for inclusion with application.

Further to the queries raised I respond as follows :-

- (1) Please provide clarification regarding the ownership/access rights of the alleyway that is located to the side and rear of the application site. As the application details show a pedestrian access to this alleyway, it is important to ensure that this can actually be achieved. If the alleyway is owned by the applicant, then it should form part of the application site (i.e. be included within the red line boundary).
It has only recently come to light that the side alley is within the ownership of 1 Gabriel Gardens. All drawings have been amended to include within the application site boundary
- (2) Please consider providing a pedestrian access to the existing dwelling from the alleyway. This would replace the external side access to the rear garden that would be lost by the proposed development.
A rear access has been added for the existing dwelling into the rear alley
- (3) I am concerned regarding the size and bulk of the proposed porches. Please consider amending the design to reduce this.
Size of porches reduced
- (4) Proposed bedroom 2 would not meet the minimum floor area requirement of the Nationally Described Space Standard (7.5 metres). Please amend the proposed first floor layout to overcome this issue.
First floor layout adjusted to provide bedrooms to comply with Nationally Described Space Standard
- (5) Overlooking from the proposed bedroom window at the rear remains an issue of concern. Therefore, it would be beneficial if you could provide a plan illustrating the proposed privacy distances and field of view for this window towards nos. 2 and 4 Judeth Gardens and nos. 133 and 135 Astra Drive.
Privacy distances confirmed on drawing no 205

Please be advised that KCC Biodiversity have now provided comments and they consider that the proposal would be exempt from BNG but seek the imposition of biodiversity enhancement planning conditions (one to submit a plan for approval prior to works above slab level and one to ensure compliance with the plan within 12 months of first use). These would be attached to any planning permission granted. **Noted**

I trust that the above satisfies the requirements of the queries raised but would welcome the opportunity to discuss any further issues as necessary.

Kind Regards

Alan Penfold
Penfold Project Services