

Dear Ben

Thank you for your email and for agreeing to the extension of time (I will update the file with the new determination date).

I have made an initial assessment of the amended plans and they appear to show some positive changes but due to issues with their scaling, I am unable to make a detailed assessment.

The plans all show two scales and it is not always clear which one is to be used to take measurements from the PDF. **The two scales refer to the print size – all our drawings are electronically printed at A3. However, if you were to print our plans at A1 for example, this would affect the scale hence the need for two.**

For example, for the proposed car port drawing (no. 52417-P-43 Rev. A) I have scaled off measurements at both 1:50 and 1:100 scale and my measurements are 4.7 metres (width) by 4.1 (depth) (measured from outside edge of the brick piers) or 9.4 metres (width) by 8.1 metres (depth) respectively. However, neither of these, match with the dimensions that you have referred to your email (6 metres by 5.2 metres). Furthermore, my measurements show a reduction in height of 0.5 metres for the car port and your email refers to 0.3 metres. **Our apologies for the confusion here – you were right to observe that specific drawing of the car port was neither 1:50 or 1:100 – somewhere inbetween and hence the confusion. I've updated the drawing to 1:100 so it aligns with the other elevation scales as attached.**

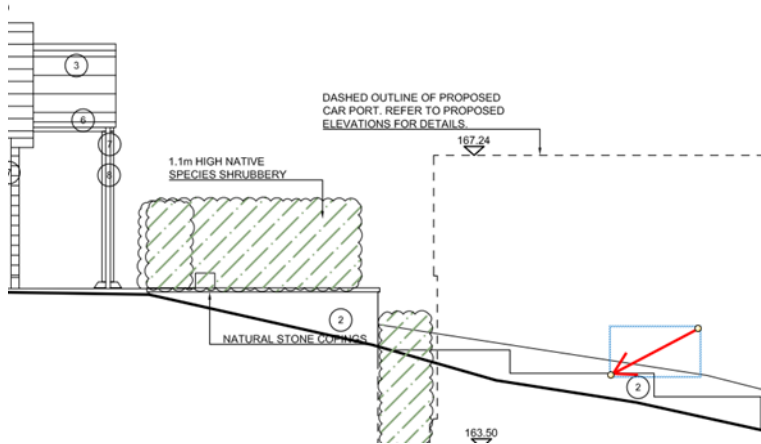
Similarly, the proposed area of hardstanding in front of the dwelling appears to have been reduced by 1.6 metres by my measurement but your email refers to 0.8 metres. **I've attached a mark up of the latest ground floor plan compared to the original submission where you can see the terrace has been set back 0.8 to accommodate new 1.8m shrubbery to mask the masonry wall. See the two guidelines in blue and green to help.**

Therefore, I would request that you please review all of the submitted plans (including those that were submitted originally and were not amended) and show the correct scale for electronic measurement. **We are now satisfied all scales are correctly shown.**

The additional proposed planting for the retaining walls would be a positive change but I remain concerned about the proposed ground level changes in front of the application property. The existing ground slope does not justify such high retaining walls, so is the ground level proposed to be significantly amended here? It would be preferable to retain the existing gentle slope in order that any retaining walls are lower and less of a dominating feature. Therefore, please clarify the heights of the proposed walls and where they are circa 2 metres tall, please consider amending the groundworks to reduce the levels difference (to allow for lower walls). **We believe the proposed planting will successful screen and soften the proposed masonry retaining wall for the terrace, and we've recently been successful with yourselves on another project in the Greenbelt (Furzy Lea – 20250225) in which planting was proposed to screen and soften the masonry walling. The wall is a fundamental aspect of providing improved garden amenity space for the dwelling. Nevertheless we've now lowered the retaining wall behind the car port by a further 300mm and have now added dimensions that show the difference between the existing terrain shown blue and the proposed levels, with circa 1.15m excavated for the driveway. As the proposed planting is 1.8m high, this will now wholly cover the brickwork when viewed from the street.**

Lastly, I find the drawings difficult to interpret in relation to the proposed levels changes generally at the application site. For example, what is the stepped feature identified with an arrow below (extract from Drawing no. 52417-P-41)? My how much would the height of the

land in front of the dwelling be changed? See attached the 'retaining wall marked up' that explains where this stepped wall is located in green.



Please explain all of the proposed groundworks and ensure that all of the submitted plans accurately reflect the changes.

I will be in contact as necessary upon receipt of the KCC Biodiversity consultation response.

I look forward to receiving your response to this email.

Regards