

Hello Kelly,

Thank you for your email last week. It is encouraging to understand that you consider the proposal largely acceptable and that KCC are content.

Further to your request, please find attached a revised set of drawings for review. The key matter appeared to be one of clarity, and so the proposed site plan has been updated with section and elevation markers now shown in blue, making their locations clearer.

We have also added colour to the two lines of hedging adjacent to the proposed retaining wall behind the car port, which are now labelled hedge A and hedge B. The retaining wall has been lowered further in the area of hedge B, and additional shrub planting has been introduced to the right-hand side of the steps. As a result, the visibility of brickwork will now be limited to the steps from the car port up to the house.

The driveway levels have also been adjusted slightly to follow the existing terrain more closely. For completeness, I have outlined below our response to the specific groundworks, **shown in red text**, to demonstrate that the vast majority of the site, including boundary areas with neighbouring properties, is to remain unchanged apart from the car port and outbuilding.

Groundworks

Groundworks around the proposed extension and to create a level car port, retaining wall with steps, and terrace in front of the dwelling;

This element of the proposal is shown on drawing 52417-P-44, where dimensions of 1150mm and 405mm illustrate the extent of changes to the existing levels (shown in blue). The stepped retaining wall has been lowered further and, with the addition of proposed hedging, we believe any visual impact will be negligible while also providing an enhanced area of amenity space for the dwelling.

Groundworks to achieve access to the proposed outbuilding;

Drawing 52417-P-40 has been updated to clarify the changes, with a blue dashed line added to indicate existing land levels. While we acknowledge there is an infill of land in the region of 650–730mm, this simply levels the site to match surrounding ground and creates a suitable base for the proposed outbuilding.

Reconfiguration of the driveway (with some land reduced in height and some land made up).

The driveway design has been refined to better reflect the existing topography as it rises towards the car port. The resulting changes are minimal, with a maximum adjustment of 230mm as shown on drawing 52417-P-44. These alterations are necessary to provide smooth and practical access to the car port, avoiding issues such as vehicle chassis contact with the ground.

We trust these amendments demonstrate that the changes are modest and essential to enable the development. The applicant is equally mindful of reducing the appearance of groundworks and the introduction of hedging and shrub planting will further mitigate any visual impact.

Kind Regards,

Ben