



Patrick Durr Associates
Planning & Development

Our Ref: PD/CPL1

6 October 2022

Planning Department
Ashford Borough Council
Tannery Lane
Ashford
Kent
TN23 1PL

Dear Sir

Non-Material Amendment Application

19/01785/AS - Demolition of existing buildings and removal of residential caravan; erection of four dwellings with carports and landscaping enhancements. (Alternative to application 18/01575/AS)

Eleven Acre Shaw, Redbrook Street, Woodchurch, Kent

I write on behalf of the applicant, CPL Estates Ltd, to request a non-material amendment concerning the approved planning permission 19/01785/AS granted on 20 May 2020.

The application is made under s.96A of the Town and Country Planning Act 1990 and is hoped to be decided within the statutory 28 day period.

The application is supported by the following plan:

- 2018-453-(BR)-1000-B – Proposed Site Plan

Background

19/01785/AS proposed four new dwellings with carports located to the rear of the development site with an existing woodland buffer screening Redbrook Street to the north.

Historically, the site has functioned as a commercial property and accommodating a residential caravan for many years. There is an existing entrance from Redbrook Street with track into the site. Once the track passes through the woodland buffer it splits to the east and west before travelling along the front of the woodland. This track is demonstrated on the approved existing site plan (2018-453-(P)-006-A).

Unfortunately, the proposed site plan (2018-453-(P)-005-A) was based upon the Ordnance Survey data which erroneously demonstrated the woodland buffer smaller than existing. The difference is c. 3-5 metre in places which is minor but significant to the character of scheme.

In preparing the site for building regulation and subsequent works, a full topographic survey was undertaken which highlighted the Ordnance Survey discrepancy. As such, it confirms that to implement the approved site plan approximately 7-9 mature trees would have to be removed to facilitate the redesigned internal track.

Positively, the applicant does not wish to reduce the existing woodland buffer and is averse to removing the aforementioned trees for the sake of a redesigned internal track. Therefore, the

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proposal has been sympathetically altered in the following ways to retain the trees and work with the existing features of the site as originally intended:

- Reuse the existing track and its form. Only increasing the width of the track to the south (paddock side) to facilitate multiple vehicles as per the original permission.
- Switch the internal private footway from the woodland side (north) to the paddock side (south).
- Move units 2 and 3 slightly further back within their plots by c. 2-3 metres.

All other aspects of the proposal remain the same as approved with no changes to the dwellings, carports, parking or landscaping (where appropriate).

The existing access from Redbrook Street with gate remains the same and set back from the highway by in excess of ten metres, as per highway obligations and the original approved scheme.

Proposal

It is proposed that the minor internal track layout alteration and moving units 2 and 3 subtly back within their plots, constitute non-material amendments to the approved scheme.

The red line development boundary is not changed, and neither is the title of the proposal or the nature of the development. No built footprint is altered or enlarged.

Overlay Comparison

For clarity, at Figure 1 we provide an overlay of the approved site plan with red line boundary against the current amended site plan with red line boundary. This confirms no changes to the red line delineation or highway access and only emphasises the reuse of the existing track and slight reorientation of units 2 and 3.

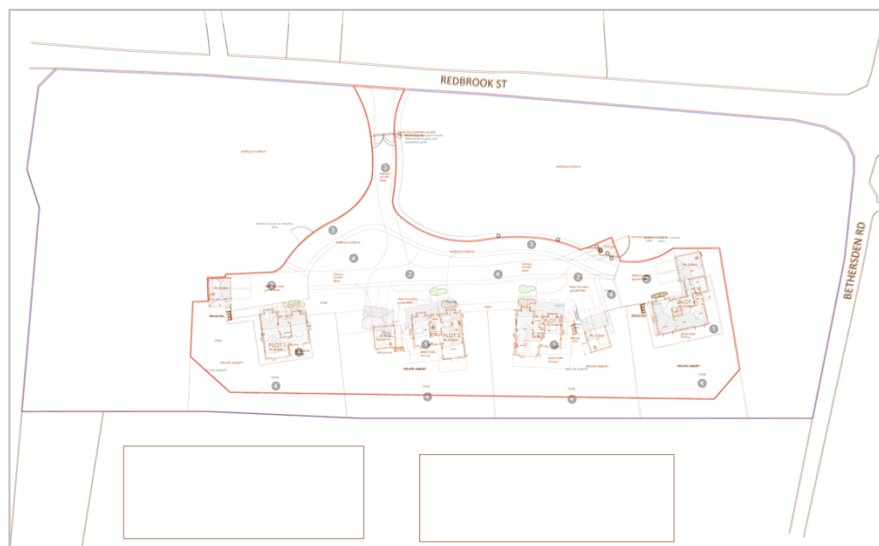


Figure 1: Overlay of proposed amended site plan atop the original approved site plan.
Proposed amended site plan highlighted in orange.

Summary

The amended site plan is a non-material amendment to the development approved under 19/01785/AS.

The amendment is proposed to safeguard the existing woodland buffer between the site and highway.

The proposed alterations seek to utilise the existing development and features on site.

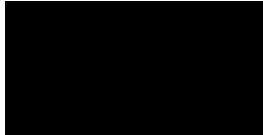
The minimal changes are insignificant to the planning consent and do not alter the approved development boundary, title or nature of the scheme.

Courteously, we request that Ashford District Council may support the application in this instance.

Please do not hesitate to contact us if you have any queries.

Thank you in advance.

Yours faithfully



Patrick Durr LLB AssocRICS

Enc.