

Comment on a planning application

Application Details

Application: 24/2281/FUL

Address: Sevenoaks101A High StreetHamptonTW12 2SX

Proposal: Demolition of existing house and outbuildings and erection of new eco family home, alongside associated works including driveway alterations and landscaping.

Comments Made By

Name: Mr. Anthony Lambie

Address: Elm Grove House 101 High Street Hampton TW12 2SX

Comments

Type of comment: Make a general observation

Comment: We are the owners of Elm Grove House (listed Grade II), and also Little Paddock (99 High Street). Both properties have a direct sightline to the house at Sevenoaks. We would like to make the following observations which we trust the planners and developers will take into account:-

1. The proposed footprint of the main house is further forward and about one metre closer to our boundary than the existing house. Moreover, the overhang at roof level projects a further c. two metres, bringing it even closer to our boundary. This overhang is our concern, because we believe it will have a dominating and overshadowing effect on our property, and, being closer, will have a much greater visual impact than the existing building. We would prefer the overhang on the East elevation to be much reduced or eliminated.
2. Our scalloped boundary wall along the drive and round to the front of the proposed house has various shrubs and bushes on the Sevenoaks side which have grown to maturity over the years and provide privacy and a measure of security between the two properties. However, the landscaping plan appears to show that these will all be removed and not replaced. This would be a problem for us and we ask the planners to specify the retention of such mature screening plants as a condition of planning approval, to maintain the existing privacy & security, and protect the curtilage of our listed building.
3. The application implies retaining the existing sewage pipework, but this currently runs straight across our property to the street, with a manhole in our drive. This was the arrangement made in 1955 when the Sevenoaks land was separated from Elm Grove House. To avoid any sewage problems arising within our land both during the redevelopment works and thereafter, we believe it is essential for Sevenoaks to have its own new drain running down its own drive to the street, with the existing drain capped off. This should also be a condition of planning approval.