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Item 2.5

Planning Committee  
27 April 2017

**Kellie MacKenzie**

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**Subject:** FW: 17/500947/FULL 1 Hever Place, Sittingbourne, Kent ME10 1HE

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**From:** Ben Collins [REDACTED]  
**Sent:** 21 April 2017 11:52  
**To:** Ross McCardle  
**Cc:** [REDACTED]  
**Subject:** 17/500947/FULL 1 Hever Place, Sittingbourne, Kent ME10 1HE

Dear Mr McCardle

Further to receipt of your written notification that the application for the construction of the conservatory is to be heard by the Planning Committee on 27 April 2017 in response to neighbour comments received, we write to request the below statement be presented to the committee for their consideration. Due to Mr Hugh Horsfield's ill health, and Ms McKie's care commitments to Mr Horsfield, it is difficult for them to attend the Planning Committee meeting.

*In response to comments received from the neighbouring property (54 Berkeley Court, Sittingbourne) during the consultation period, we would respond in turn, that:*

- 1. The (joint applicant) Mr Hugh Horsfield has limited mobility following a number of strokes over the past 3 years. He is largely house bound as a result, and is unable to easily access the garden or move around outdoors;*
- 2. The proposed depth of the conservatory of 4m projection from the rear elevation, is necessary (over a reduced depth) to allow the use by Mr Horsfield for a number of day to day activities whilst using a wheelchair to assist his mobility.*
- 3. The size of the conservatory has been chosen to allow independent access from the recent garage-to-bedroom conversion to the conservatory which will serve as a secondary day time living and dining space (the current dining area has been lost to provide circulation space to / from the new ground floor bedroom).*
- 4. When considering the space needed for a small furniture provision (dining table, seating, side unit) and a wheelchair turning circle of 1.5m diameter, a smaller depth conservatory would not prove a practical space.*
- 5. The applicants had considered the construction of the new conservatory on the back of the new bedroom conversion, but mindful that this would be within 2m of the neighbouring property (54 Berkeley Court) opted to propose the conservatory in its current proposed location, over 4m away from the boundary and circa 5m from the parallel elevation of 54 Berkeley Court. As such, it is not considered that the proposed conservatory will be excessively oppressive to enjoyment of the neighbouring property.*

We trust that this format is appropriate and that the above considerations can be presented to the committee on the applicants behalf. If there is any additional information or clarification required, please advise.

Kind regards

Ben Collins BSc (Hons) MRICS  
Chartered Building Surveyor  
Partner

