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7th February 2021

Planning Enforcement
Ashford Borough Council
Civic Centre
Tannery Lane
Ashford
Kent
TN23 1PL

Dear Sirs

**Planning Application Number 20/01434/AS
Ground and first floor extensions; extension to roof; changes to facing materials
at Two Chimneys, 28 Sandyhurst Lane, Ashford, Kent, TN25 4NS**

The Sandyhurst Lane Residents' Association wishes to bring to the attention of Ashford Borough Council our members' concerns of a possible breach of the planning permission granted on 23rd November 2020 by Ashford Borough Council in respect of the above planning application.

With the exception of the double garage, the existing property at 28 Sandyhurst Lane has recently been completely demolished and builders appear to be preparing to construct a new dwelling. Pictures of the site, taken at 09.00 am on 6th February 2021, are attached below.

We note that an amended drawing, number ABL9990101, of the proposed floor and elevations was published on the planning website on 2nd February 2021.

We believe that a breach of planning permission may have occurred or be in progress of occurring because:

1. The Decision Notice includes an "Important Note" which reads: "*3. If the development involves any demolition work, notice of this is required under the Building Act 1984.*" There is no indication on the website that such notice has been provided.

2. The permission given is for extensions to the property to be constructed in accordance with the six drawings cited in the Decision Notice. The demolition of the existing dwelling is not consistent with such permitted construction.
3. The approved drawings do not include the amended drawing number ABL9990101, only submitted on 2nd February 2021. If it is the intention to construct a dwelling to this drawing, surely further permission would be required.

We trust that the Borough Council will give due consideration to these concerns and take appropriate action.

Yours sincerely

A handwritten signature in black ink. The first part of the signature is 'Tony' written in a cursive style. The second part is 'Bartlett', also in cursive, with a large, prominent 'B' and a long horizontal stroke extending to the right.

Tony Bartlett
Chair SLRA

Enc: Photographs of site (below)

