

DEVELOPMENT CONTROL COMMITTEE

Wednesday 30 November 2022

LATE OBSERVATION SHEET

4.1 - 22/00303/FUL - Upper Hockenden Farm, Hockenden Lane, Swanley Kent BR8 7QH

Correction/ clarification: Within the table at Paragraph 111 of the report to committee, the proposed floorspace is identified as 3938.8m² (Gross Internal Floorspace (GIA)). To clarify, this figure excludes the existing storage unit that is to be retained as part of the proposed development; this unit comprises 326m² floorspace. The total proposed floorspace within the site as a result of the proposal and including the existing floorspace, would be 4,264.8m². A revised table is provided below, showing the uplift in floorspace (GIA) and footprint (GEA), taking into account the existing unit to be retained.

	Existing	Proposed	Change	% change
Floorspace (GIA)	1408 m²	4264.8 m²	2856.8m²	+203%
E(g) B1	379	378	-1m ²	-0.26%
B2	172.6	393.8	221.2	128%
B8	856	3492.9	2636.9	308%

Footprint (GEA)	1584 m²	4409.48m²	2825.4m²	+178%
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The applicant has confirmed that the existing unit would be served by the existing car park adjacent to the site entrance.

I am satisfied that the above change does not affect the findings or recommendation set out within the main report.