

Drawing set: correction required

14 Larch Walk, Sevenoaks · Single-storey rear extension

We reviewed LW-001 to LW-220, all Rev A dated 5 October 2026. The seven PDFs have matching scales and scale bars, but the set does not yet describe a coordinated proposal. Key failures concern the parapet, omitted W10 and rooflights, section A–A and the application boundary.

Every source sheet and both project notes identify a fictitious test project. These sources cannot support a real planning submission. The findings below assess the supplied geometry and stated site facts only.

Drawing	Title	Scale / paper	North	Scale bar
LW-001 A	Location plan	1:1250 @ A3	Yes	50 m: matches
LW-002 A	Block plan	1:200 @ A3	Yes	10 m: matches
LW-100 A	Existing ground floor plan	1:50 @ A3	Yes	5 m: matches
LW-110 A	Existing elevations	1:100 @ A3	Not needed	10 m: matches
LW-200 A	Proposed ground floor plan	1:50 @ A3	Yes	5 m: matches
LW-210 A	Proposed elevations	1:100 @ A3	Not needed	10 m: matches
LW-220 A	Proposed section A-A	1:50 @ A3	Not needed	5 m: matches

All title blocks include number, title, revision, date, address and PLANNING status. Each PDF is one vector page, 3.3–5.8 kB, below the council’s 50 MB limit. All stated paper sizes match the PDFs. The four plans need north points; elevations and the section do not.

The construction-only note “Do not scale for construction” does not negate the stated planning scale. Sevenoaks’ September 2026 checklist does not establish a general ban on that note. The explicit test/not-for-planning wording is the material issue. The revision note says issued for planning, but dispatch has not been confirmed: the register records drawing status, not evidence of submission.

Read with LW-VC-01 for validation and the separate dated drawing register. All source drawing references below mean Rev A, page 1. Dimensional comparison tolerance: 25 mm; figured dimensions take precedence. Unsnapped readings are identified as estimates.

Existing and retained openings

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The schedule covers the external openings shown in the supplied set, plus internal-door treatment. Unlabelled upper windows are identified by location, without assigning new drawing references.

Opening	Plan	Elevation	Finding
W01, rear ground	LW-100: 1,500 mm	LW-110: 1,500 × 1,200 mm	Agrees in width and position. Removed in LW-200 with rear-wall opening; no external proposed counterpart expected.
D01, rear ground	LW-100: 900 mm	LW-110: 900 × 1,950 mm	Agrees in width and position. Retained at 900 mm in LW-200 as an internal utility connection.
W03, east ground	LW-100: 1,200 mm	LW-110: 1,200 × 1,200 mm	Agrees. Retained in LW-200 and LW-210 at the same width and position.
W05, front ground	LW-100: 2,200 mm; LW-200 unchanged	No front elevation supplied	Plan-to-plan agrees. Height and elevation appearance cannot be checked. Unchanged front is not automatically a missing affected elevation.
D05, front ground	LW-100: 900 mm; LW-200 unchanged	No front elevation supplied	Plan-to-plan agrees. Height and elevation appearance cannot be checked.
Rear first floor, west window (unlabelled)	No first floor plan	LW-110 and LW-210: 1,200 mm wide	Same position and drawn height in both elevations; plan pairing not established. LW-110 measured height 1,300 mm.
Rear first floor, east window (unlabelled)	No first floor plan	LW-110 and LW-210: 1,200 mm wide	Same size and position in both elevations; plan pairing not established.
East first floor window (unlabelled)	No first floor plan	LW-110 and LW-210: 1,000 mm wide	Same size and position in both elevations; plan pairing not established.
No. 12 kitchen window (context)	LW-100 and LW-200: 1,200 mm	LW-110 and LW-210: same context opening	Agrees in plan/elevation width and relation to boundary: jambs 0.90–2.10 m from party boundary. Block plan also indicates the opening.
Two unnumbered internal hall doors	Shown on LW-100 and LW-200	External elevation pairing not applicable	Retained internal doors to front living room and rear room. D01 becomes the additional internal connection.

Sources: Drawings/LW-100 Existing ground floor plan rev A.pdf, LW-110 Existing elevations rev A.pdf, LW-200 Proposed ground floor plan rev A.pdf and LW-210 Proposed elevations rev A.pdf; each page 1. Widths checked on calibrated vector geometry. Where no height is scheduled on plan, the elevation height is a single-source reading, not a paired height check.

New openings and section coordination

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Element	Plan	Other view	Finding / correction
D10, rear bifold	LW-200: 4,000 mm; west jamb 1,100 mm from west wall	LW-210: 4,000 × 2,100 mm; same position	Width/position agree. LW-220 A-A passes through this opening on plan but depicts a solid full-height rear wall. Correct section or relocate and label the cut.
W10, east side	LW-200: 1,500 mm	Missing on LW-210 east elevation	Add matching window, opening height, sill/head and materials. Height cannot be established from the present set.
RL1	LW-200: 1,000 × 1,500 mm	Upstand on LW-220; missing from LW-210	Section length agrees at 1,500 mm; rear setback about 1.00 m agrees. Upstand top about 3.40 m above ground, above either parapet reading, so show on relevant elevations. Roof deck is continuous beneath it in section: resolve roof opening.
RL2	LW-200: 1,000 × 1,500 mm	Missing from LW-210; outside A-A cut	Show in roof plan and relevant elevations. Absence from a section not cutting RL2 is not itself an error.
Retained W03, W05 and D05	LW-200 matches LW-100	W03 on LW-210; front elevation absent	W03 width matches at 1,200 mm. Front openings retain their plan widths; external front appearance cannot be cross-checked.
Former W01 and D01	W01 removed; D01 internal on LW-200	Not visible on new rear elevation	Expected consequence of extension; these are not missing new external openings.
West wall facing No. 12	LW-200 shows a new wall on the boundary	No west elevation supplied	Add the affected elevation, showing coping, neighbour context and ground levels even if the wall is blank.
Coping at west boundary	LW-200 note: wall wholly on client's land	LW-210: 50 mm projection west of wall	Conflict requiring detail/title check. The wall face is at the depicted party boundary; projection may extend over No. 12. Coordinate all work inside corrected red line.

Sources: Drawings/LW-200 Proposed ground floor plan rev A.pdf, LW-210 Proposed elevations rev A.pdf and LW-220 Proposed section A-A rev A.pdf; each page 1. The 50 mm coping projection is measured from LW-210's drawn west wall/boundary datum. A scale drawing does not determine legal ownership.

Dimensions across the set

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Dimension	Drawings	Values	Finding
Extension external depth	LW-002 / 200 / 210 / 220	4.00 / 4.00 / 4.00 / 4.00 m	Agrees from original rear wall.
Extension external width	LW-002 / 200 / 210	6.40 / 6.40 / 6.40 m	Agrees.
Original house depth	LW-002 / 100 / 110 / 200 / 210	9.00 m on each	Agrees.
Original house width	LW-002 / 100 / 110 / 200 / 210	6.40 m on each	Agrees to party boundary datum.
Parapet above ground	LW-200 note / 210 / 220	3.10 / 3.10 / 3.30 m	CONFLICT: 200 mm. Fix design value and all views.
Original eaves / ridge	LW-110 / 210	5.30 / 8.20 m on both	Agrees.
Roof surface / RL1 top	LW-220 only	3.075 / about 3.40 m	No corresponding heights on other sheets. Rooflight top is a drawn estimate.
Finished floor / ceiling	LW-220	FFL +0.150 m; ceiling 2,550 mm above FFL	Show threshold/step or level access consistently on plan and elevations.
Internal extension depth	LW-200 / 220	3.70 / 3.70 m	Agrees. LW-200 internal width 5.80 m.
West / east clearance	LW-002 / 200	0.00 / 1.00 m on both	Wall faces agree; east line readings estimated and supported by site notes. Coping projection is additional.
Rear boundary clearance	LW-002	18.00 m (drawn estimate)	No independent detailed plan boundary extent to compare.
Plot/enclosed length	LW-001 red / LW-002 plot	31.50 / 37.00 m	Different extent; red line excludes the front strip.
Plot width	LW-001 / 002	7.40 / 7.40 m	Agrees.
Application / plot area	LW-001 red / LW-002 plot	233.10 / 273.80 m ²	40.70 m ² difference; 14.86% of the full plot.
RL1 / RL2 sizes	LW-200; RL1 section LW-220	1.00 × 1.50 m each; section length 1.50 m	Size agrees where a counterpart is drawn; missing elevations prevent a full check.
New internal floor area	LW-200, within new walls to original rear line	5.80 × 3.70 = 21.46 m ²	From figured internal dimensions, corroborated by calibrated outline; area trace has two unsnapped points. External footprint is 25.60 m ² .

Origins: dimensions and notes on each named source drawing, page 1, checked against calibrated vector geometry. Block-plan areas use the full plot, original footprint and proposed external footprint. The 21.46 m² internal area is not the 25.60 m² external footprint.

Location plan and remaining actions

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Check	Result	Evidence / action
Scale / paper / bar / north	Present	LW-001, page 1: 1:1250 @ A3, calibrated 0–50 m bar and north point.
Identifiable context	Drawn, not verified	Larch Walk and Hollybush Rise named; surrounding houses numbered. The source expressly describes a fictitious map, not current real-site mapping.
Current base and mapping rights	Not established	Replace with a genuine current location base for the real site, with any supplier copyright/licence note needed. Lack of an OS licence is not by itself the defect: the base is explicitly fictitious.
Complete continuous red line	Present but incomplete	Closed solid red line encloses 233.10 m². It omits access/front land: approximately 5.50 m short of the highway edge.
Agreement with block plan	Does not agree	LW-002 depicts 273.80 m² plot in black and has no coordinated red application line. Align the same continuous red boundary after checking all works and access.
Blue ownership line	Not needed on stated facts	Site notes say client owns No. 14 only and no other land. Include the necessary front land in corrected red line; check title rather than treating the omission as other blue land.
Works on/over boundary	Unresolved	LW-210 coping projects west. Check boundary, foundations, coping, gutters and beam bearing; include any adjoining land needed and use the appropriate ownership notices.

Priority correction schedule

Ref	Drawing(s)	Action
A01	All seven drawings	Replace test-source drawings and fictitious mapping with verified real-site information before any real submission. Do not merely delete the test labels.
A02	LW-200 / 210 / 220	Resolve 3.10/3.30 m parapet discrepancy and coordinate roof surface, upstands and highest point from one datum.
A03	LW-200 / 210	Add W10 and both rooflights to relevant elevations; supply roof arrangement and the new west elevation.
A04	LW-200 / 220	Correct A–A at D10 and the rooflight opening; confirm cut position and direction on the plan.

Completing the drawing set

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Ref	Drawing(s)	Action
A05	LW-001 / 002 / 210	Correct application boundary/access, coordinate red lines and resolve the 50 mm west coping projection with title and boundary details.
A06	LW-002	Add all trees, existing/proposed parking, boundary and landscape treatment, and any changes to access. Visibility splays are required where relevant to works; no new access is currently proposed.
A07	LW-200 / 210 / 220	Resolve thresholds, steps/patios and levels. No raised platform, plant, flue, solar panels or altered original roof is shown; confirm there are no omitted works.
A08	Unchanged upper floor / front	Provide these views if a complete all-opening audit is required, or if the Green Belt trigger applies. Their absence limits this check; do not treat an unchanged front elevation as automatically invalid.

Files examined

- Drawings/LW-001 Location plan rev A.pdf — page 1.
- Drawings/LW-002 Block plan rev A.pdf — page 1.
- Drawings/LW-100 Existing ground floor plan rev A.pdf — page 1.
- Drawings/LW-110 Existing elevations rev A.pdf — page 1.
- Drawings/LW-200 Proposed ground floor plan rev A.pdf — page 1.
- Drawings/LW-210 Proposed elevations rev A.pdf — page 1.
- Drawings/LW-220 Proposed section A-A rev A.pdf — page 1.
- Documents/Site check notes.txt — J. Harper, 2 October 2026; Documents/Client brief.txt — undated. The existing PD/SPD assessments do not replace coordinated application drawings.

Requirements used

- S1 — Sevenoaks householder checklist, September 2026, pages 1–3
- S2 — DMPO article 7: scale and north
- S3 — PPG paragraphs 023–024: drawings and location plan

Council requirements are applied to this proposal rather than to unrelated changes. A drawing register match confirms the seven file identities; it does not confirm planning acceptance. Sevenoaks determines validity and the application merits.