

Planning Statement

This planning application is submitted on behalf of myself and my family as the future owners of Plot 5. We are seeking changes in the approved design of Plot 5 to suit family needs. The proposed changes do not alter the footprint of the approved dwelling and as such the approved distances to neighbouring properties remain unchanged. Similarly, the proposed changes do not increase bedroom spaces within Plot 5 so there are not changes to the approved layout including parking demand which is unchanged.

Following discussions with Officers, the proposed amendments are considered to be minor but material. As such, an application has been submitted under Section 73 of the Town and Country Planning Act (1990) to vary Condition 2 (approved plans) of APP/21/01376.

The application seeks to secure the changes to Plot 5 through substitutions of the approved Site Layout Plan (Ref. 01 L) and approved plans for Plot 5 (Ref. 05 C). A revised Site Layout Plan is submitted simply to reflect the variation to the roof design of Plot 5. Revised elevations and floorplans are submitted for Plot 5 to reflect the changes sought.

The proposed changes comprise:

Internal:

- Existing first floor bedroom reverts to dressing room and en-suite for master bedroom
- Addition of bedroom and en-suite in the loft space
- Creation of plant room at ground floor
- WC moved to within Study (consequently Study reduced size)

External:

- Gablet added in eastern elevation to facilitate stair and landing to loft
- Window position in eastern elevation altered to serve altered stair and landings
- Alternative roof design for loft (existing shown in red dashed line)
- Rooflights added to south (rear) and north (side) elevations (min 1.7m above FFL)
- PV panels added to eastern, western (sides) and southern (rear) roof slopes to comply with Condition 16 of APP/21/01386
- Windows at first floor level in northern (front) elevation altered to align with creation of dressing room and en-suite to master bedroom
- Opening at ground floor in the southern (rear) elevation widened (bifold doors shown)