

Shenstone Drive
Northgate
Aldridge
Walsall
WS9 8TP

T: 01922 745297

Development Management Team
District Council House
Frog Lane
Lichfield
WS13 6YY

05 January 2020

Dear Sir / Madam,

Land fronting, Turnbull Road, Fradley, Lichfield

**Application by Massey Limited for the variation of Condition 2 of planning permission
REF: 18/O1693/FUL**

This Application is for variation of Condition 2 of planning permission 18/O169/FUL, 28th October 2020. That planning permission is for the erection of 8no. dwellings and associated works.

This Application proposes a number of modifications to the design and layout of the site plan and house types 2, 3 & 4. These modifications are proposed to accommodate a 12meter easement either side the gas main which runs across the the site. Minor alterations to the material schedule for house types 1, 5 & 6 are also proposed.

List of already-Approved and now-Proposed Drawings

The variation sought is the substitution of these drawings approved in the decision notice for, and referred to by Condition 2 of, Planning Permission 18/O169/FUL

- 18052_P_104D_O20319
- 18052_P_106B_O20319
- 18052_P_107B_O20319
- 18052_P_108B_O20319
- 18052_P_109B_O20319
- 18052_P_110B_O20319
- 18052_P_111B_O20319
- 18052_P_112B_O20319

With the following drawings:

- 18052-P-104E_050121
- 18052-P-106C_050121
- 18052-P-107C_050121
- 18052-P-108C_050121
- 18052-P-109 C_050121
- 18052-P-110C_050121
- 18052-P-111C_050121
- 18052-P-112C_050121

Summary of this application's Proposed Amendments

Site Plan

The consented site plan (18052_P_104D_O20319) allows for a 6m easement either side of the gas main that runs east / west across the northern end of the site. Cadent require an easement of 12m either side of the gas main. The proposed revised site plan (18052-P-104E_050121) allows for a 12m wide easement.

To accommodate the increased easement plots 3, 4, 5 & 6 have been reduced in width. Plots 1, 2, & 8 remain broadly the same as the consented design.

Vehicular access to the site, including the design and positioning of both private drives, remains unchanged. Vehicle swept paths and visibility are unaffected (Patrick Parsons (drawing B18370-105)).

The proposed changes do not affect the consented drainage layout by Patrick Parsons (drawing B18370-100) or consented Landscape Enhancement Scheme by Djogs (drawing 435LES).

To accommodate the revised site plan it has been necessary to make minor alterations to the design of house types 2, 3 & 4. These proposed alterations are described below.

House Type 2

Summary of changes to house type 2;

- GIA reduced from 177.4sqm to 171sqm.
- Double height glazed entrance omitted.
- Covered porch with timber structure added.
- Dormer windows added, in keeping with the design of House Type 1.
- Timber cladding added to front of house, in keeping with the design of House Type 1.
- Internal layout revised.

House Type 3

Summary of changes to house type 3;

- GIA reduced from 231sqm to 173sqm.
- Overall width of house reduced. Internal layout revised to suit.
- Step in centre plan to rear of house omitted.
- Number of bedrooms reduced from 5 to 4.
- Log stove flue omitted.
- Eaves height of roof above garage / Bed 1 lowered.
- Roof line to rear of property altered to suit proposed internal layout. Dormer window added to bedroom 2.

House Type 4

Summary of changes to house type 4;

- GIA reduced from 235sqm to 172sqm.
- Double height glazed entrance omitted.
- Overall width of house reduced. Internal layout revised to suit.
- Number of bedrooms reduced from 5 to 4.
- Log stove flue omitted.
- Eaves height of roof above garage lowered.
- Steps in plan on rear elevation omitted.

Materials

Proposed minor alterations to external materials, namely the roof covering and window frames are outlined below.

Roof covering - Marley Ferndale tiles do not exist. Marley Edgemere tiles are a slate-style tile, in keeping with the consented design.

Windows and doors - Flush casement anthracite grey window frames proposed in lieu of PPC black frames.

Samples of bricks and roof materials will be submitted for approval in accordance with Condition 7.

We believe the proposed amendments are non-material as they would not materially alter the use, scale, form or general overall external appearance of the buildings and would not give rise to any additional planning considerations that were not taken into account when the original application was determined.

Accordingly, we hereby enclose copies of the following as part of this submission:

1) Application Form; 2) Updated plans and elevations; 3) Application Fee

We trust that the enclosed is in order and look forward to receiving acknowledgement shortly that the application has been formally registered. In the meantime should you require clarification on any issues or wish to discuss this matter further please do not hesitate to contact me.

Sincerely,

**Laura McLaughlin
on Behalf of Massey Ltd**

