

RE: 21/00794 ARC\_APPROVED\_ Non Material Variation

06.10.2021

To whom it may concern,

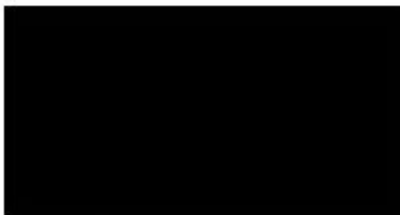
Following the building warrant process a few minor changes have been required to the internal layout and external outlook of the proposal. No change has been made to the scale, height massing, footprint of the development proposal.

The NMV relate to

1. Change to internal stair and bathroom layout to allow for provision of future accessible bathroom on ground floor
2. Change to window sizes but no material increase in glazed area or additional glazed areas that would pose additional overlooking issues
3. Change to arrangement of cladding due to fire regulations on the south facade.
4. Inclusion of Airsource Heat pump to improve SAP and sustainability rating
5. Removal of pergola at the rear of the property

Both superseded and new drawings attached for your reference below,

Kind regards,



David COLE