

## Planning Statement for Variation of Condition to Orchard House - October 2021

Application Number: 21/03943/FUL

Proposal: Variation of condition 2 (approved drawings) re permission 20/01200/FUL - Construction of a detached dwelling and garage and associated access.

At: Glebe House  
Trewsbury Road  
Coates  
Cirencester  
Gloucestershire  
GL7 6NU

Dear Sirs,

We are seeking to vary condition 2 of the Permission Ref: 20/01200/FUL i.e. the submitted drawings.

As stated in our original planning application the house we are intending to build is for the purpose of our own family home. We intend to live here in the long term and raise a family in the village.

On reflection of our plans we were concerned that the living space for a four bed house was limited, in particular the kitchen which we see as the centre of a family home. The original plans allowed little space to eat and sit socially within the kitchen itself. The amended plans increase both gable width and the building length by 0.3 metres, it also adds an oak framed bay window to the kitchen on the south west elevation of the house. These modest alterations increase the size of the kitchen which allows us to have a breakfast bar as somewhere to socialise as a family, with homework and cooking being done side by side.

Furthermore, minor changes have been made to the internal layout of the first floor and loft space to improve the installation of services, with the bathrooms now being above one another.

We believe that the revised plans will have a positive contribution on the design of the house, improving the aesthetic of the south west elevation and drawing light and warmth into the kitchen while the overall size of the house still sits comfortably within the site.

These revisions are shown on following plans which highlight the alterations to the originals previously approved:

- OH\_NE\_v3 North East Elevation
- OH\_NW\_v3 North West Elevation
- OH\_SE\_v3 South East Elevation
- OH\_SW\_v3 South West Elevation
- OH\_GFP\_v3 Ground Floor Plan
- OH\_1FP\_v3 First Floor Plan
- OH\_LSP\_v3 Loft Space Floor Plan
- OH\_RP\_v3 Roof Plan
- OH\_BP100\_v3 Block Plan (1:100)
- OH\_BP200\_v3 Block Plan (1:200)

Yours faithfully

Mr Kit & Mrs Rose Franklin