

25<sup>th</sup> October 2021

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This application is made on advice of the Case Officer, following discussions that the changes shown on a NMA application (ref 21/04644/NMA) were considered material changes to the approved permission granted on 27<sup>th</sup> March 2020, ref 19/06179/H.

The application is for a development that is very similar to that previously approved in the original application. The small changes are detailed in this letter. Revised drawings showing these changes are included as part of this application and should be read in conjunction with this letter, application form and other statements.

The Design & Access and Heritage statements from the original application are included and are considered to still be relevant due to the proposed changes being minor; these are set out below.

In addition, the tree report prepared at the request of the previous case officer is included. This is still relevant as the footprint of the proposal remains in the same location, and therefore would cause no detriment to the silver poplar tree in the east of the garden.

Due to the 2.5 month delay in receiving a response to the NMA application (submitted 3<sup>rd</sup> June 2021, registered 24<sup>th</sup> August 2021, Decision 14<sup>th</sup> October 2021), the client has progressed with the build. The application is therefore made retrospectively, but resolves the comments made in the NMA application.

### **Minor change**

The proposed development remains the same as the original application, with a single storey living space and a small first floor ensuite proposed.

The design intentions of the original application, set out in the Design & Access statement, remain the same in this revised application. Natural stone remains the proposed material for the ground floor, with the ensuite on the first floor being rendered to match the original property. The overall form is the same, albeit the overall mass reduced slightly as described below.

This application looks to approve some minor changes made to improve buildability, thermal performance and client changes. The proposed drawings in this application show these changes, but for clarity, these are detailed on the following pages:



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**- Window dimensions**

The larger window in the north elevation and the ensuite window in the west elevation of the two-storey element have been changed to allow the existing windows being removed from the kitchen to be re-used. The windows are in good condition and therefore re-use of these would reduce the waste generated from the project.

The dimensions of the smaller window in the north elevation have been changed to better match the proportions of other windows in the property.

The changes to the dimensions better respect the original window proportions of the property (indeed, two are existing, re-used windows) and are positioned in the same locations as the original application. It is therefore considered there are no issues regarding overlooking and privacy.

**- Additional, high-level window**

A high-level, frosted window is proposed in the west elevation of the single storey element. This has been included to increase the amount of natural daylight in the extension.

The window is high level and would be frosted, so there are no issues regarding overlooking of the neighbouring property.

**- Front (north) elevation set back approximately 700mm**

To aid buildability, the front (north) elevation has been set 700mm further south, reducing the overall mass of the building slightly.

The overall form and design remain as per the original application, making a positive, complimentary contribution to the street – just set back slightly further.

**- Glazed link**

The shape of the glazed link between the existing kitchen and the proposed living space is proposed to change to being rectangular with a glass roof, as opposed to angled shape to aid buildability.

The appearance will remain broadly the same as the approved application.

**- Single storey roof**

The single-storey roof has been thickened by approximately 100mm to accommodate thicker insulation to improve the thermal performance of the extension. A gentle slope is also shown to aid drainage.

The detailing remains the same as the original application, with the stone and metal banding of the original building continuing as a cap on top of the rubblestone wall. Above this, there is a single ply membrane roof with a small profile at the top. This matches the detail of the original application, negating the concern raised in the

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NMA application. The gutter has been omitted from the west side as the water will drain to the northern edge.

The garage roof has been recovered as part of the works, to better link to the extension.

To clarify, the roof detail remains the same as the original proposal, but is slightly thicker than originally shown, and is therefore complimentary to the street.

#### **- Rooflights**

Changes to the dimensions of the original rooflight and a second rooflight are proposed to allow additional natural light into the living space. Owing to difficulties sourcing glazed products, alternative rooflights have been sourced which has required different detailing to support them.

The changes to the rooflights bring the benefit of additional natural light into the space, without causing detriment.

#### **- Two storey roof**

The two-storey extension roof remains of the same pitch and height. The 200mm increase proposed in the NMA has not been built, so the roof remains the same height as the original application.

The same roof detail used on the single storey element has been included to tie the single storey, the two storey and the three storey elements together harmoniously.

To clarify, the roof remains of the same height and pitch as in the original application, not that shown on the NMA.

#### **- Door into garage**

The proposed single door into the garage has been changed to a double door.

### **Summary**

To conclude, the principle of the proposed development is already established in the previously approved application. This application looks to build on this approval with minor changes that improve the buildability of the extension, improve the thermal performance of the extension and incorporate changes requested by the client.

The design intentions remain the same; to create an attractive, complimentary design, the majority of changes being small dimensional changes. The changes would not be of detriment to the street setting.



#### **Directors**

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