

North Kesteven District Council
Kesteven Street
Sleaford
Lincolnshire
NG34 7EF
United Kingdom

23rd March 2022

Dear Sir or Madam

RE: Covering Statement for a Variation of Conditions application in relation 21/1777/FUL – Residential development of 2 no. dwellings at Land Off Main Street Norton Disney

Introduction

This letter is a covering letter to accompany a variation of conditions application (VARCON) relating to an application for 2 dwellings at Land off Main Street in Norton Disney. The original application, reference 21/1777/FUL, was approved in February 2022. The permission is therefore extant, and the discharge of pre-commencement conditions is not required. The application will imminently be implemented. The condition the application is wishing to vary is that which relates to the approved drawings (condition 10).

Discussion of Proposed Changes

The VARCON submitted includes for a dormer window and two rooflights on each dwelling, allowing for a first floor to be added to the property. The only other changes are alterations to the internal layout of the dwelling and minor amendment to the windows for bedroom 3 on each dwelling.

The inclusion of the dormer window and rooflights allow for additional accommodation to be provided to the dwelling, without the need to increase the ridge height or footprint of the dwelling. In doing so the amenity of the neighbouring dwellings remains unaffected.

The council does not have supplementary planning documents relating to residential amenity, however many other councils who have such documents use 21m as a minimum separation distance from front to back of a 1.5/ 2 storey dwelling to a neighbouring property. The distance from the proposed dormer windows of the semi-detached dwellings to the bungalow North of 'Vine Tree House' is in excess of 21m so therefore is deemed appropriate in line with accepted standards.

In standard amenity requirements, windows are deemed to be 'facing' if they both fall within a pair of 45-degree cones drawn from the middle of the 2 windows. When this is drawn from the dormer window closest to 'The Chestnuts' no windows are within this area. No part of the dwelling falls within this area. As a result, the amenity of the occupants of 'The Chestnuts' is unaffected by this amendment.

These additions have been checked to be compliant with standard amenity requirements and are appropriate and not impact the neighbouring dwellings in a negative light. As a result, the changes provide a positive impact to the future occupants of the dwellings and a neutral impact on neighbouring dwellings.

The alteration is also in line with the character of neighbouring dwellings. In particular 'The Chestnuts' is a 1.5 storey dwelling and 'Vine Tree House' is a two-storey dwelling. As a result, considering the dwelling is not increasing in height or footprint, does not adversely overlook neighbouring dwellings and surrounding dwellings include either 1.5 or two storeys, the proposed revisions should be seen favourably, and the variation allowed.

The materials proposed for the dormer window are in line with those proposed for the rest of the dwellings.

Summary of Main Changes Proposed through Variation of Conditions:

To summarise the drawings included within this application include the following changes:

- Addition of one flat roof dormer on the principal elevation which sits below the approved ridge height on each semidetached dwelling to allow natural light and ventilation to the first-floor bedroom

- Addition of two rooflights on the principal elevations on each semi-detached dwelling to allow natural light into the landing and ensuite

- Internal alterations to include relocating the utility room, addition of ensuite and walk-in-wardrobe to ground floor bedroom, relocation of storage cupboard on ground floor and inclusion of staircase to access first floor (these changes do not alter the elevations)

- Addition of first floor to allow for additional bedroom with ensuite and walk in wardrobe.

More information is contained on the revised drawings that accompany the application.

Conclusion

The applicant has submitted this variation of condition application to allow for an improvement on the site and allow future occupants additional living space, whilst not negatively impacting neighbouring dwellings. The proposed materials are in line with the approved drawings and the height and footprint of the dwelling will not vary. Internal alterations which have come about through the addition of the first floor should not have a bearing on the permission as other than the dormer and rooflights, the elevations are not altered.

In line with this, we believe the proposed variation is in line with its vernacular, planning policy and the approved scheme, and therefore the local planning authority should approve the application.

We trust the contents of this letter and the revised application documents scheme are satisfactory for consideration. Should you have any questions please do not hesitate to contact the undersigned.

Yours Faithfully

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Olivia Staff MArchD
Part 2 Architectural Assistant