

Uttlesford District Council  
Council Offices  
London Road  
Saffron Walden  
Essex  
CB11 4ER

6 October 2022

Dear Sirs,

**Norton House, Norton End, Rookery Lane, Wendens Ambo, CB11 4JT**

**Variation of condition number 2 relating to application UTT/22/1494/  
DFO**

This letter accompanies an application under Section 73 of the Town and Country Planning Act 1990 to vary a condition associated with planning permission UTT/22/1494/DFO for the *'erection of 1no dwelling and associated works - details of appearance, landscaping, layout and scale at Norton House, Norton End, Rookery Lane, Wendens Ambo, CB11 4JT'*.

The variation is to amend the design of the dwelling as shown on approved drawings 2204-P20-01 F Site Plan (low res), 2204-P20-02 F GF Plan, 2204-P20-03 F FF Plan, 2204-P20-04 E Front Elevation, 2204-P20-05 E Side Elevation, 2204-P20-06 E Rear Elevation, 2204-P20-07 E Side Elevation.

The reason for seeking this amendment is to make use of the roof void space above the garage, and to increase the energy performance of the dwelling with the addition of PV panels.

The design of the dwelling is largely unaltered. The variations are:

- First floor study added in garage roof void
- PV panels on the garage roof
- External garage adjusted to accommodate external staircase to 1st floor roof space
- French doors to rear of main dwelling changed to bi-fold doors
- Change of design to utility door to main dwelling

It is considered that the proposed amendment raises no new material planning considerations and should therefore be approved.

Yours sincerely,

Rachel Furze

**RFD**

rachel furze  
DESIGN

Nattymoor  
North End  
Exning  
Newmarket  
CB8 7PD

07712555651

rachel@  
rachelfurzedev.com



**Certified Passivhaus  
Consultant**