

Borough Council of Kings Lynn and West Norfolk
Planning Department
Kings Court, Chapel Street
King's Lynn, Norfolk
PE30 1EX

22nd February 2023

Our Ref 22-2335
Your Ref 17/00857/RM

Dear Sirs

Detached dwelling at 128 Old Roman Bank, Terrington St Clement

Please find attached a planning application and details for the above.

Unfortunately, what appears to have been errors with the original surveying and setting out of the plot, led to a number of changes being necessary with construction of the dwelling, which has been complete and occupied for some time.

Planning enforcement have now raised these issues and we have prepared plans for the dwelling as built, and wish to regularise these via a section 73 planning application to vary the plans referred to on the original planning permission.

The changes made are essentially

1. The provision of a smaller attached garage as opposed to the larger, detached double garage approved.
2. A single, sectional door to the garage.
3. An oak framed open porch, as opposed to the proposed brick-built porch.
4. The provision of solar photovoltaic (PV) panels installed on the south facing roof elevation.
5. Change of roof tiles to an Antique slate, clay tile chosen instead of IMERY'S Pan H2 Burnt Red concrete tile to minimise impact of PV panels.
6. Omission of obscured glazing to bathroom/en-suite windows.



7. Dining room window on ground floor altered to become a full length window.
8. Change of bricks used in external walls due to lack of availability.
9. Change of window and door colour.

A separate application is also to be submitted to cover the extended curtilage and the erection of an outbuilding within this.

Hopefully you should have all required information to enable validation of the application, however should you require anything else or wish to discuss any aspects of the proposal in anyway do not hesitate to contact me.

I look forward to receiving your acknowledgement and planning permission in due course.

Yours faithfully

Nick

Nick Seaton MBA MRICS C.Build E FCABE

Cc Client

Planning Enforcement