

**RE: Application for changes to approved permission
at Shortwood Mead, Litton.**

This statement has been written to support a Non Material Amendment application for changes to an approved permission at Shortwood Mead, Litton. It should be read in conjunction with the affiliated documents.

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We Are Not Architects is the trading
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INTRODUCTION

The project originally received planning permission in January 2022 (2021/0867/FUL) for the demolition of existing dwelling and replacement with new dwelling and garage. The project is yet to start on site.

OUTLINE OF CHANGES FROM A DESIGN PERSPECTIVE

Through design development we propose some changes to the approved plans. These are:

Addition of two windows to the West elevation at ground floor;

Change one front window to a bay window;

Removal of precast stone sills;

Repositioning of the dwelling on site to allow for larger rear garden (no further forward than the existing bungalow);

Addition of solar array to the rear elevation to mitigate against rising energy costs and make the project more self sufficient;

Change in roof tile material from a red pantile to a grey slate;

Changes to driveway/landscaping;

Minor amendments to the internal layout.

JUSTIFICATION OF CHANGES FROM A DESIGN PERSPECTIVE

The design changes are being made to maximise views and sunlight capture to the South and West of the site. They are minimal tweaks to the proposal and stay within the same design framework as that already approved.

The addition of a solar array (and potential for future ASHP/battery storage) is to make the project as sustainable as possible in regards to energy generation – taking advantage of its site.

Landscaping changes are minimal and reflect more accurately the site as it is now and are still to be signed off under pre commencement conditions.

CONCLUSION

The changes to the scheme are minor yet we feel improve the quality of the overall design.

We look forward to working with the LPA during the process to ascertain the necessary permissions.



Craig Smith
Director

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