

Please consider my section 73 application of minor changes to the existing approved planning application. The changes are to make a more suitable layout and to meet part L of the new building regulations.

Additional Windows

East Hants building control advised me on their initial visit of some the new elements to be aware of regarding the new building regulations. I was advised of the new overheating requirement (Part O) and advised to have a report done to check the current design would pass. The energy assessor (ATSPACE Ltd) ran the report and unfortunately it failed. We adjusted the design to include more openable panes on the current windows. Unfortunately, it failed again. Josh Cunningham the energy assessor advised installing additional openings. I submitted a new design to him with two additional roof-lights (velux) in the roof and to create tunnels to the 1st floor, three new windows on the right elevation and slightly increased the windows on the front. I have attached the assessor's report for reference.

I have made the windows comply with permitted development in order to respect the neighbour's privacy. The 1st floor windows and above are frosted and unopenable below 1.7m. The current planning approval has allowed a window on the opposite side elevation. Both the neighbouring properties have windows on the side elevations facing my property.

Omitting of external door

In order for an improved internal layout, the door in the front elevation has been omitted. This allows for improved family living with an open plan living while still maintaining the option of privacy. The entrance to the property would be from the opening on the side elevation shown currently in the approved plans. There are a number of properties with along Eggars Field with entrances on the side elevation including the neighbouring property nr 30, 36 and the property opposite to name a few. Even in the current plans the side door could be used as the main door.

Tile hanging

Tile hanging has been omitted due to material shortages and the choice of a premium brick in its place which has been built to the approved materials. The properties currently have varying materials on their elevations. 30 Eggars field will have increased tile hanging as agreed planning with the house to the other side having timber cladding. The house opposite and houses next to the adjacent ones have no cladding and brick throughout.

Summary

The proposed changes are relatively minor. The property is not for resale, and as all the above changes can be done under permitted development. I am hoping you will allow these changes from the start to prevent me having to make future changes which would be wasteful and create more disruption for the neighbours.