



The Chief Planning Officer  
Cheshire West and Chester Council  
4 Civic Way  
Ellesmere Port  
CH65 0BE

12<sup>th</sup> September 2023

Dear Sirs/Madam,

Please find enclosed a planning application to vary planning condition 2 (plans) imposed on 22/03838/FUL, existing permission for front alterations, rear and side demolition and single storey rear and side extensions. Modification of approved plans to vary internal layout, part enclose approved open balcony, fenestration alterations, canopy to front and provide air source heat pumps, at 12 Upton Lane, Upton, Chester CH2 1EB.

A detailed explanation of the application is set out within the submitted Planning Statement.

The application includes the following which has been submitted on the Planning Portal under reference PP-12450243.

- The Application Form;
  - Amended application drawings which are submitted for approval as follows:
    - PL-HH-02 Existing ground floor plan
    - PL-HH-03 Existing first floor plan
    - PL-HH-04 Existing Roof Plan
    - PL-HH-05 Existing elevations 1 and 2
    - PL-HH-06 Existing elevations 3 and 4
    - PL-HH-01-LP and SP-REV A
    - PL-HH-07-PROPOSED GF PLAN-REV A
    - PL-HH-08-PROPOSED FF PLAN-REV A
    - PL-HH-09-PROPOSED ROOF PLAN-REV A
    - PL-HH-10-PROPOSED ELEV 01 AND 02-REV B
    - PL-HH-11-PROPOSED ELEV 03 AND 04-REV A



- Supporting Reports/Documents:
  - Planning Statement – prepared by Planning Angel Ltd;
  - CIL 'additional information' form

### **Planning Application Fee**

The fee has been paid electronically by my client via the Planning Portal.

Should you require any further information or clarification on any of the above then please contact me. We look forward to receiving confirmation of validation at your earliest convenience, and the earliest opportunity to discuss the approval of the proposals further with your Officers.

Yours faithfully

**Pet Twigg, MRTPI – Director**

**For and on behalf of Planning Angel Ltd**