

PLANNING STATEMENT

This statement is prepared and submitted in connection for Variation of conditions 2, 3, 5, 7 and 8 of planning permission F/TH/22/1579. Erection of 1No two storey 3-bed detached dwelling on land adjacent to the existing public house, including associated parking and landscaping, following the demolition of existing outbuilding and reconfiguration of pub car park.

The purpose of this application is to apply for some small amendments to the proposed drawings submitted and attached to the current permission, to make better use of site overall, and enhance building appearance.

1. Removal of the bay window and replaced with a square window. We wanted to make a better layout of the kitchen with the sink located at the front rather than the side.
2. We would like to re- locate the entire footprint approximately 1m to the south to allow side access to be on the north side of the building rather than the current south side.
3. Removal of the south side lounge window because the side access has now changed.

Notwithstanding the above we wanted to make the following amendments for the external materials;

1. External windows and doors amended from Painted white timber to Anthracite Grey UPVC
2. Roof finish amended from Brown concrete roof tiles to Black Smooth Fibre cement slate
3. White painted timber fascia, soffit and bargeboards amended to Anthracite Grey UPVC