



**Supporting Statement**  
for a  
**Non-Material Amendment**  
at  
**Bow Wood, Stonehouse Road, Orpington TN14 7HW**

**1.0 - INTRODUCTION & BACKGROUND**

**1.1 - Introduction**

1.1.1 - This statement is prepared in conjunction with an application to the London Borough of Bromley with the following description:

*Non-Material Amendment to an extant planning permission*

1.1.2– The purpose of this document is to give the background to the application which covers the basic grounds for this non-material amendment application.

**1.2 – Planning History**

1.2. 1 The property benefits from an extant Planning Permission dated 26 August 2021, under reference DC/21/01578/FULL1.

*Renewal of permission ref.18/00776/FULL1 granted for replacement detached two storey 5 bedroom dwelling with lower ground floor accommodation and integral garage.*

Which as referenced relates to a previous permission from 2018.

**1.3 – Review of Permission**

1.3.1 A review of the previous layout and costs were undertaken, where it was concluded that the extent of the lower ground floor accommodation proposed would prove too costly to construct and render the project unviable particularly with to respect to the cost of building materials which have spiralled up over past 3 / 4 years. Most of the space in this area has a 'utility' type function of storage & ancillary use, surplus to core requirements, which can be omitted whilst at ground floor level the integral garage space is also an expensive extra and deemed unnecessary as generous parking space exists on site which also includes an existing garage.

1.3.2 – The reduction of building proposed retains the principle of the house and existing permission has 10 months remaining. The easiest way would be to submit an application for a non-material amendment as the siting, scope and overall scheme remains very similar to the original approval.



## **2.0 – Scope of NMA**

### **2.1 - Description of Proposed Amendments**

2.1.1 - The following amendments are proposed:

- Reduction of overall building envelope
- Reduction in depth
- Reduction in width
- Reduction of lower ground floor accommodation
- Omission of integral garage
- Reconfiguration of floor layouts
- Rationalisation of materials
- Simplification of access & levels.

2.1.2 – The specific details are set out in the revised drawings where all aspects are covered, with comparative footprints & building envelope diagrams provided to show the extent of reductions proposed. The overall essence remains unchanged with a slightly smaller simpler building but reduced ‘unseen’ lower ground floor in precisely the same location as the extant permission albeit with marginally reduced building footprint.

## **3.0 CONCLUSION**

### **3.1 – Basis of NMA**

3.1.1 – it is concluded that the simplest way to affect these changes is by way of a non-Material Amendment as the essence of the original & extant permission remain relatively unchanged. Rather than having to go through the longer more protracted full planning application procedure again, it seems more logical to process an NMA as the quickest and most pragmatic route to preserving the extant permission. This in turn will enable the applicant to proceed to a commencement on site in early 2024, which is his main focus for 2024 and to get building as soon as practicable.

**M McALEER – Architect**