

This statement accompanies an application to vary Condition 2 attached to planning permission ref. **22/01638/FUL**. The condition reads:

- 2 *The development referred to shall be constructed strictly in complete accordance with the specifications in the application and the submitted plans.*

APPROVED PLANS

Reference Number	Version	Description
0001		Location Plan
0301		Elevations
0302		Elevations
0303		Elevations
0304		Elevations
1001		Floor Plans - Proposed
1003		Floor Plans - Proposed
1004		Roof Plan Proposed

We wish to amend the condition to require the development to be constructed in complete accordance with the following plans which include material specifications:

Reference Number	Version	Description
0001		Location Plan
374.P.01		Site Plan
374.P.02		Ground Floor Plan
374.P.03		1 st Floor Plan
374.P.04		Roof Plan
374.P.05		North Elevations
374.P.06		South Elevations
374.P.07		West Elevations
374.P.08		East Elevations
374.P.09		Cross Sections

BACKGROUND

Since the permission was granted last year, the site has been sold to new owners. Although they are content in principle with the development as permitted, they have certain particular needs and intentions which require some minor amendments to the design. These are:

1. The couple have a wheelchair-bound daughter who will be visiting regularly and needs particular facilities on the ground floor, including an accessible WC and storage room for her wheelchair, as well as generous access around the hall, living space and kitchen areas.
2. The couple require the house to be as sustainable as possible. That means:
 - The areas of new construction must be extremely well insulated and airtight, which means thicker walls and roofs.
 - There needs to be plant area and ceiling voids to accommodate an MVHR system.
 - The areas of south-facing glazing must be both protected from high-level summer sun to prevent overheating in the summer and reduced in area without compromising the meadow views.
 - The roofs must have as much area as possible for PV panels to generate green electricity.

AREAS OF NO CHANGE

There are many aspects of the permitted design which do not change:

- The use is the same and the intensity of use: there is living space on the ground floor and two bedrooms on the first floor.
- The gross external floor area is the same except only that the amended design has a larger enclosed porch for storing the wheelchair.
- The gross internal floor area is the same: the new external walls are thicker to accommodate more insulation so generally the floor area has reduced but this is compensated by the addition of the porch.
- The external envelopes of both floor plans are the same, except for the porch. The plans precisely match so that there is no change to the daylight to neighbours.
- There are no windows in the flank walls, as before, so there is no change to the impact on neighbours' amenity and privacy.

AREAS OF MINOR CHANGE

There are some minor changes to the porch, the fenestration and the roofing, for the purposes of improving the sustainability of the house:

- The front façade now has an enclosed porch as noted above. Otherwise the front fenestration is very similar.
- On the rear façade ground floor the large glazed opening is similar but has a slim canopy over and two timber louvres at the sides to block the high summer sun.
- On the rear façade first floor the large doors with Juliet balcony are replaced with a smaller round window with a canopy to keep out the high summer sun.
- The roof over the extension is now a shallow-pitched roof concealed behind a dark grey zinc upstand; this enables the roof build-up to be deeper to be better insulated without compromising on internal headroom. And it can accommodate more PV panels concealed from view. The gutter line running round the building remains the same and the dark zinc will match the roof tiles in tone. The zinc upstand stays within the line of the permitted pitched roof, and there is less roof volume overall, as evidenced by the comparative elevation drawings. So there will be no further impact on neighbours' light and amenity, and there will be less visual impact.

Overall there are few minor changes to the appearance and they will have less visual impact and no further impact on neighbours than the permitted design. The overall form, the materials and the ratio of fenestration are all very similar.

ACCESS

These amendments improve the access to the building, making it fully wheelchair accessible both into and all around the ground floor.