

Site Photos and Statement
for Variation of Condition Application at
26 Apsley Grove

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This application is to vary the condition 1 on approved application PL/2017/00033/MINFHO, replacing drawing A2/AGD/02 rev D with drawing 6040/01 rev A.

This document provides photos of the existing property at the time of application to give sufficient context to help planning officers reach a decision, along with an additional dialogue.



Above – Existing Site Rear – this evidences that the former application PL/2017/00033/MINFHO has been commenced but not yet finished.

The changes applied for on the rear elevation are minimal, changing a window for a Juliette balcony. There are no houses to the left or rear, so there would be no impact if this change was approved.



Above – Left is the approved rear application and right is the proposed, evidencing the negligible difference. Note that the consistent ridge line was historically approved and the scheme has been commenced meaning this matter is not part of the discussion with this application.



Above – Existing Site Frontage – Changes Proposed Will Have Negligible Impact of the Mass and Aesthetic of the Property

The only changes proposed are a change in dormer facing material from cladding to render to match the approved main gable’s render, creating consistency across the elevation, and a change of dormer type, again so that the dormer style is consistent. Critically, this does not change the gross internal area between the approved drawing and proposed, just usable head heights.



FRONT ELEVATION



PROPOSED FRONT ELEVATION

Above – Left is the approved rear application and right is the proposed, evidencing the positive differences proposed that will create greater harmony and consistency.