

Alterations to existing Planning Approval ref: 3/21/0115/FUL including alterations to the fenestration, bin store and cycle store location and first floor extension to the former Two Brewers Pub 30-32 Port Vale Hertford

Apart from the first-floor extension, this application is identical to the variation of conditions application which has been submitted on the same day.

Since the approval of the original planning application ref 3/21/0115/FUL the site has been sold and we have been employed to undertake a measured survey to check the survey drawings prepared by the previous designer. Consequently, it was discovered that the drawings of the existing building submitted with planning application ref 3/21/0115/FUL were inaccurate. The drawings submitted with this current application reflect the actual shape of the building and position of the rear courtyard. The end result is that the bike store doesn't work in the position shown on the original approval particularly as the gate to the property adjacent is wider and in a different location to that shown on the original application. Consequently, it has been necessary to move the bin store and the bike store. To free up space in the rear courtyard, the bike storage has been located within the existing building footprint with access from the alleyway. This store is in a secure covered location with lockable double doors.

- **2303-30A Proposed Ground floor Plan**

Although the internal plan layout on the ground floor has changed to make better use of the space, there are only minor changes to the fenestration and sizes from the original application ref 3/21/0115/FUL. The reasons for these changes are given below: -

- a) The kitchen door/window position to house 2 has moved central to the kitchen to allow kitchen units on both sides. The original door position made the kitchen unworkable.
- b) The back door to house 1 has moved to the alley to allow more wall space in the courtyard for the bin store and to allow a draught lobby at the foot of the stairs to save heat and energy. Instead of the back door in the kitchen of house 1 a window has been added in the for light and improved natural ventilation, again saving energy.
- c) Rather than make the existing building smaller as in the original application, the cycle store has been moved to within the existing building envelope to open off the alley. This has marginally reduced the floor area of house 1 but increased the floor area of house 2. This location is preferable and more convenient than the storage location indicated on planning application ref **3/21/0115/FUL** as it is covered, closer to the road and in a secure location with lockable double doors. Also being located within the footprint of the original building the enclosure is permanent and will not be subject to deterioration caused by external weather conditions.

This drawing also gives details of bin storage previously required by condition 3 of the original application. General Bin storage and blue bin recycling is located within the rear courtyard. Paper recycling is located on a shelf within the cycle store. There is no need for a brown bin as there will be no garden waste. There will also be a built-in multiple recycling bin within the kitchens.

- **2303-37 Proposed First floor Plan**

The internal layout has changed but apart from the extension there are only there are only minor changes to the fenestration from the original application. The first-floor bathroom window to house 1, has reduced in size and has been divided up in to smaller panes to match windows elsewhere.

A rooflight has been added over the stair to house 1 for natural light and improved natural ventilation, again to save energy and to improve the internal environment.

The extension at first floor level gives additional space for an ensuite bathroom and dressing area. This has been achieved by continuing the existing roof slope down over the kitchen below so that the extension is partly in the roof.

This is a very small extension which will have minimal impact on the neighbouring properties for the following reasons:

- a) Two rooflights have been provided for light and ventilation in the bathroom and dressing areas. So that there will be no overlooking from the new extension.
- b) Due to the orientation of the building, the existing small courtyard areas at the rear, both within the site and to the neighbouring property are already in shade so will be unaffected. Photographs of the two brewers' courtyard taken on a sunny day and the courtyard of neighbouring property are attached in Appendix 1 as evidence of this.
- c) The extension cannot be seen from the road so will not affect the street scene or the Port Vale conservation area.

- **2303-32 Proposed Basement Plan**

The flood risk assessment states that the basement should be used for storage only which means it can't be used as a hobby room or home office as on drawing **1051-P-001C**. To discourage its use as habitable accommodation the stairs to the basement have been removed and replaced with an access hatch in the ground floor of house 1. This will also allow access for maintenance.

- **Elevation drawings 2303 -33,34,38 and 39**

These drawings show the revised existing and proposed elevations and also show the original application drawings for ease of reference and comparison.

APPENDIX 1 EXISTING PHOTOGRAPHS OF REAR COURTYARDS



Fig 1. Existing rear courtyard behind the former Two Brewers Pub



Fig 2. Existing rear courtyard behind the neighbouring property in George Street