

SUPPORTING STATEMENT

Alterations to The Two Brewers 30-32 Port Vale Hertford to create two dwellings- Application to vary conditions of planning application 3/21/0115/FUL

This application is for the Variation of conditions 5 (Bike Storage) and 7 (Approved Plans) and removal of condition 3 (Bin Storage) of planning permission: 3/21/0115/FUL - Minor changes to window and door positions and sizes, change positions of bin and bike stores. Addition of rooflight. Removal of stairs to basement and replace with access hatch. Small 6m² first floor extension.

Apart from the first-floor extension, this application is identical to the variation of conditions application which was submitted on 09-11-23 ref: **3/23/2144/VAR**.

CONDITION 3

Condition 3 states as follows:-

Prior to the first occupation of the development, full details of the on-site storage facilities for waste including waste for recycling shall be submitted to and approved in writing by the local planning authority. Such details shall identify the specific positions of where wheeled bins will be stationed and the specific arrangements to enable collection from within 15m of the kerbside of the adopted highway/refuse collection vehicle access point.

We made an application to discharge this condition (ref X/23/0386/CND) but were advised that it would be refused as the proposed bin store would contradict the approved cycle parking (condition 5) and would also block approved doors/windows. Therefore, we withdrew this application and are submitting the current application which under condition 5 and 7, changes positions of the cycle store, gives details of the bin storage and makes minor changes to the window and door positions on the approved drawings. Given that details of the bin storage are being submitted under condition 7 condition 3 is unnecessary and we ask that it is removed.

CONDITION 5

Condition 5 states:

Prior to the first occupation of the first residential unit, two bicycle parking spaces shall be provided within a bicycle store in the area indicated on drawing 1051 - P - 001C as being a bike store. The area shall thereafter be made available for the storage of bicycles for the lifetime of the development.

Since the approval of planning application ref 3/21/0115/FUL the site has been sold and we were employed as architects 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. Therefore, it has been necessary to move the bin store and the bike store.

We are proposing to provide storage for two bikes in a store accessed from the alley. 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.

CONDITION 7

Condition 7 states: -

The development hereby approved shall be carried out in accordance with the approved plans listed at the end of this Decision Notice

These are listed as follows:-

1051-S-001 18th January 2021 (Location Plan)

1051-P-001 A 18th January 2021 (Block Plan)

1051-P-001 C 28th April 2021 Proposed plans and elevations

1051-S-001 C 10th October 2022 (Existing plans and elevations)

We wish to substitute the following drawings for Drawings 1051-S-001 C dated 10th October 2022:-

- 2303-02A Existing Basement plan 1:50
- 2303-03B Existing Ground floor plan 1:50
- 2303-04A Existing First Floor plan 1:50

These are being submitted as the drawings submitted with the previous application were inaccurate.

We wish to substitute the following drawings for Drawings 1051-P-001C dated 28th April 2021 and 1051-S-001 C dated 10th October 2022:-

- **2303-30A Proposed Ground floor and bin store details**

Please note that although the internal layout has changed to make better use of the space there are only 3 minor changes to the opening positions. 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) The original application accommodated the bins and cycle store all within the rear courtyard. To do this the drawings showed demolition of the existing rear extension and a rebuild on a smaller footprint. Rather than make the existing building smaller, it is proposed to move the cycle store 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 improves the kitchen to House 2 and provides a secure weather proof cycle store. It is also more sustainable as it saves on materials and avoids disturbance of the existing ground so that there is no risk of land contamination (a concern previously raised by Environmental Health.)
- d) This drawing also gives details of the bin storage and recycling previously required by condition 3. 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.

- **2303-37A Proposed First Floor Plan**

The revised drawing shows a change to the internal layout and a very small first-floor extension. Apart from this there are only minor changes to the fenestration as follows:-

- a) 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.
- b) 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 original application ref 3/21/0115/FUL has a hobby area in the basement for house 2 however the flood risk assessment states that the basement should be used for storage only. To compensate for the loss of habitable area in house 2 the smaller of the two dwellings, drawing 2303-37A shows a small first floor extension. This, combined with a reorganisation of the plan, gives additional space for a small office /study area and an ensuite bathroom and dressing area off the main bedroom. A small separate Wc has been provided for visitors so that they don't have to use the ensuite bathroom. The position of the bathrooms has been dictated by the location of the existing drainage connections in the rear courtyard.

The extension has been formed by continuing the existing roof slope down over the kitchen below so that the extension is partly in the roof.

This small extension 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 shared courtyard belonging to house 1 and 2 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.

- d) The new extension is very small (6m²) and part of the new floor area is within the existing roof. Furthermore, the roof is a 'cat-slide' following the same pitch as existing. Consequently, the new extension blends in well with the existing building and there is minimal change to the buildings mass and external appearance.

- **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.

- **Existing and proposed elevation drawings 2303 -33A, 34A, 38A and 39A**

These drawings show the revised existing and proposed elevations and also show the original application drawings for ease of reference and comparison. The proposed elevations facing port Vale and George Street are the same as existing except for the addition of the external meter boxes. In addition to save energy it is proposed to replace all the existing windows with high quality UPVC sliding sashes.

REVISED FLOOR AREAS

Existing ground floor (excluding basement)

Original application 76.8

Floor area corrected after revised survey 76.3m²

Existing first floor area (excluding basement)

Original application 73.4m²

Floor area corrected after revised survey 68.8m²

Proposed floor areas

The proposed floor areas are as follows:-

House 1 (two bedroom) 80m²

House 2 (one bedroom) 64.5

Both dwellings fall within the nationally described space standards.

APPENDIX 1 EXISTING PHOTOGRAPHS OF REAR COURTYARDS



Fig 1. Existing shared rear courtyard belonging to 30-32 Port Vale



Fig 2. Existing rear courtyard behind the neighbouring property No 3 George Street