



PLANNING STATEMENT
HIGH PINES, HOE LANE, PEASLAKE,
DECEMBER 2023

APPLICATION TYPE: Non-Material Amendment to Approved Householder Planning Permission

DESCRIPTION: Non-Material Amendment to approved application 23/P/01295

LOCATION: High Pines, Hoe Lane, Peaslake, Surrey, GU5 9SW

CONTEXT

Planning approval was granted for the proposed renovation and extension of High Pines on Hoe Lane in Peaslake, as outlined in application 23/P/01295. The detailed construction drawings are now being prepared for the project and in order to further improve the design, as well as to avoid unnecessary additional construction costs, approval is sought for a small number of non-material amendments to the primary approved scheme.

PROPOSED NON-MATERIAL AMENDMENTS

As may be seen in the application drawings, the proposed non-material amendments include:

- **Reduction in the size of the proposed new rear hip to the converted Garage.** For clarity, the existing Garage first floor will still be removed and there will continue to be a net reduction in the massing of the entire scheme when the existing is measured relative to the proposed non material amendment layout. There will be no change in the proposed floor area relative to the approved scheme.
- **An additional rooflight is to be introduced to the vaulted Bathroom ceiling in the proposed Family Bathroom.** This rooflight will be well above eye level and will afford no view of neighbouring properties.
- **Some minor adjustments are proposed to the rear Ground Floor elevation windows in order to achieve an even stronger rendering of traditional vernacular Arts & Crafts fenestration.**