

NON-MATERIAL AMENDMENT PLANNING STATEMENT

12 GROVEWOOD CLOSE, CHORLEYWOOD, WD3 5PU

NOVEMBER 2023



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1 Introduction

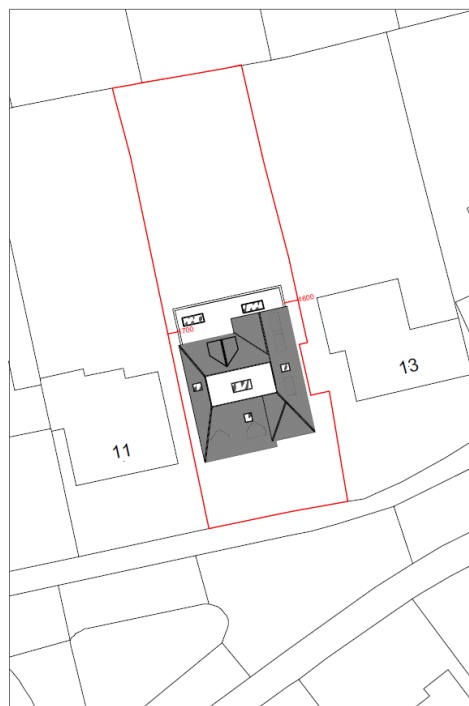
This Non-Material Amendment Planning Statement has been produced by The White House Design Ltd on the behalf of the client at 12 Grovewood Close, to support the planning application that seeks permission for a non-material amendment to the previously approved planning application **21/2427/FUL**, granted in April 2022 for the proposed '*demolition of existing dwelling and construction of replacement two storey detached dwelling with loft accommodation and associated works*'.

This non-material amendment application looks to make minor amendments to the proposal, the front elevation of the property remains the same as approved and therefore does not disrupt the street scene.



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Location Plan



PROPOSED SITE PLAN

2.0 Amendments

The amendments made as part of the proposal are not significant, the overall footprint of the proposal is approximately 216m², the previously granted footprint is approximately 210m². The footprints are similar in size and scale.

2.1 Ground Floor Amendments

External changes to the proposal include the wall continuing instead of being inset as previously approved and adding a second rooflight to the rear; this amendment does not create an overbearing impact to the neighbouring property and benefits the structure of the proposal as two load-bearing walls will be on top of each other. The rear elevation consists of bifold doors that create 3 openings for the ground floor kitchen, living and dining. The Air source heat pump has been relocated to the right side of the development.

Internal changes have been made to the kitchen and the location of the utility room, WC and plant room, as a result, to accommodate the internal changes fenestration positions have also been re-positioned accordingly.

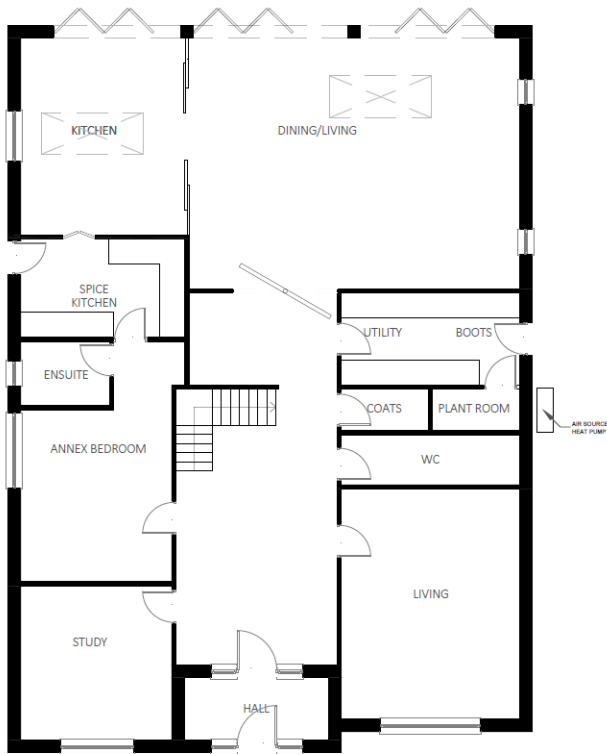
2.2 First Floor Amendments

The first floor remains largely as previously approved with small internal amendments made to the master bedroom ensuite and the enlargement of the window.

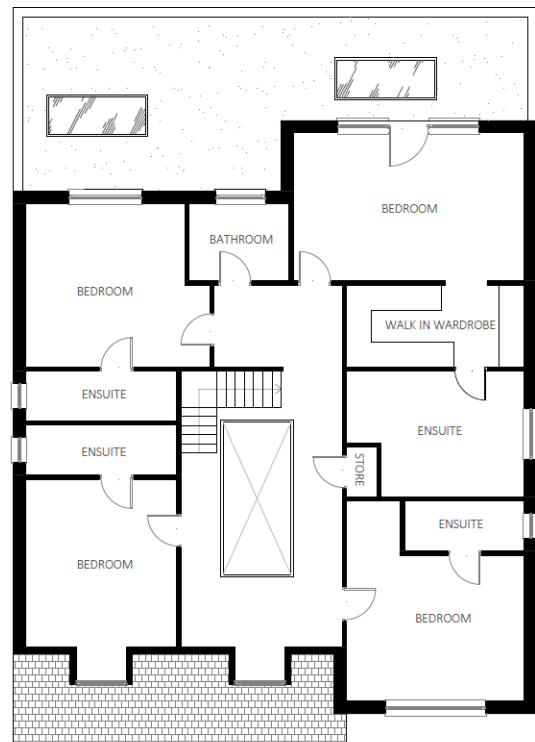
2.3 Loft Floor Amendments

The internal layout of the loft remains largely as previously approved, the rear roof structure has been amended in this new proposal to accommodate a rear facing dormer compared to the previously approved rooflights.

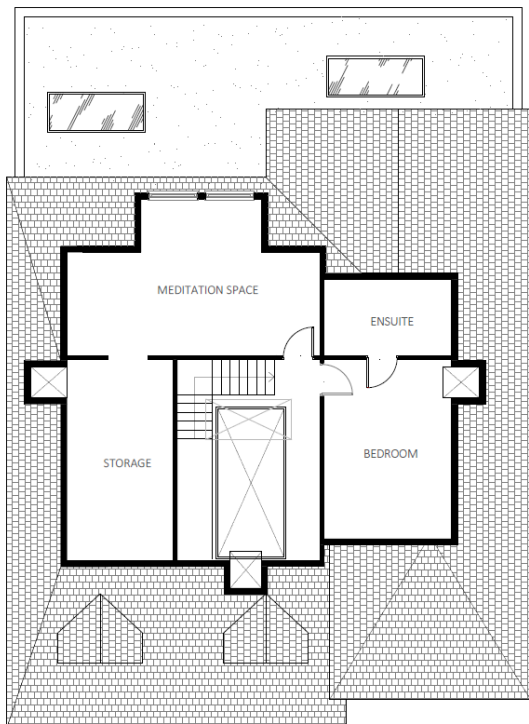
3.0 Proposed Plans with Minor Amendments



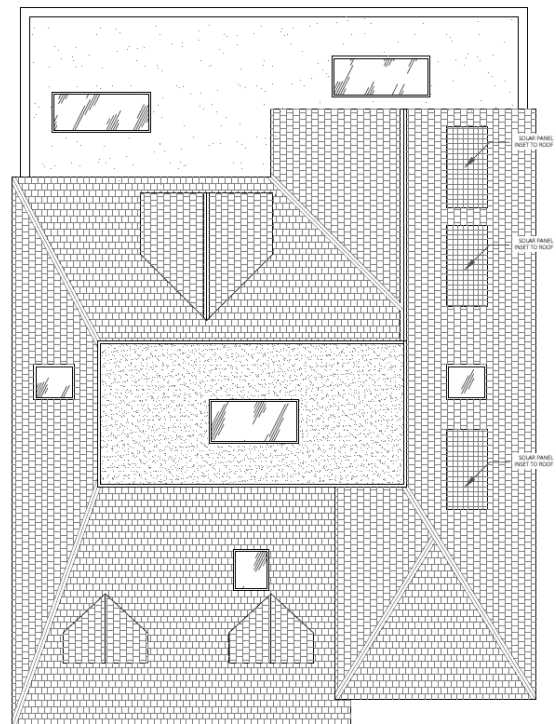
PROPOSED PLAN - GROUND FLOOR



PROPOSED PLAN - FIRST FLOOR



PROPOSED PLAN - LOFT FLOOR



PROPOSED PLAN - ROOF PLAN

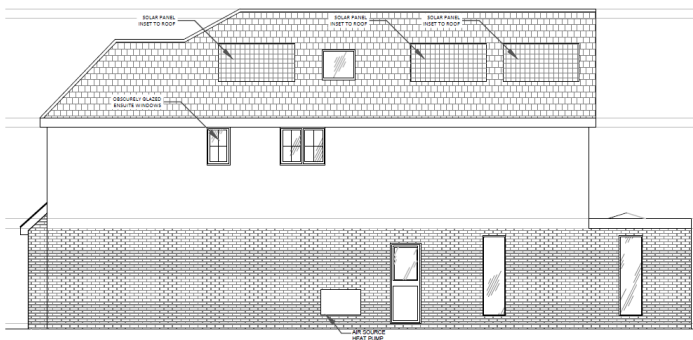
4.0 Proposed Elevations with Minor Amendments



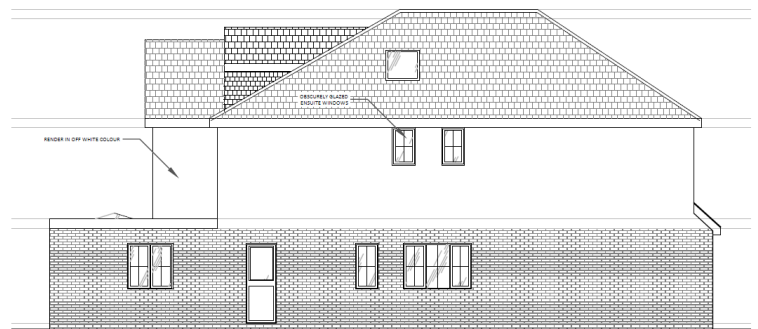
PROPOSED ELEVATION - FRONT



PROPOSED ELEVATION - REAR



PROPOSED ELEVATION - SIDE I



PROPOSED ELEVATION - SIDE II

5.0 Conclusion

This non-material planning statement highlights the minor changes that have been made to the proposal under application reference **21/2427/FUL**. The changes made to the proposal do not change the previously proposed front elevation with minor changes to all other elevations and maintains the proposal height ridge. The amendments improve the design quality of the proposal and allow generous living space for the clients. This statement clearly shows that the minor changes made should be supported as a non-material amendment to planning application **21/2427/FUL**.