

## **Minor Material Amendment to Approved Planning Application (21/02461/HOU)**

### **Planning Statement**

Due to market conditions, we have carried out a value engineering exercise on the approved application 21/02461/HOU. This exercise has resulted in minor amendments to the approved application to retain the majority of the existing roof and reduce the overall scale of the extension.

The minor amendments proposed result in a change to planning condition 2 detailed within the Grant of Planning Permission dated 18.11.2021 in that the following plans are omitted from the condition:

- Proposed Floor Plans- Dwg No. P46/210- Received 20.09.2021
- Proposed Elevations Sheet 1 of 2- Dwg No. P46/220- Received 20.09.2021
- Proposed Elevations Sheet 2 of 2- Dwg No. P46/221- Received 20.09.2021

The following plans are added in lieu of:

- 1006-100 T3 SUBSTRUCTURE AND ROOF PLANS
- 1006-200 T3 GROUND AND FIRST FLOOR PLANS
- 1006-400 T3 ELEVATIONS

This revised plans detail two key amendments to the approved application, these are:

1. The currently approved plans detail the removal of the entire existing roof structure and replacement with new. The revised plans introduced now retain as much of the existing structure as possible, therefore reducing the workload and enhancing the in keeping nature of the build.  
New tiles will be selected to match the style of the existing.
2. The currently approved plans detail a single storey side extension at the rear of the property, wrapping around the new double storey. The revised plans introduced, remove this aspect and continue the extension straight out from the existing house only, therefore reducing the overall floor plan, reducing the workload and overall scale of the project.