

099: 1 Hastings Way, Bushey WD23 2JX.

Design Statement

1. This minor material amendment application under section 73 of the Town and Country Planning Act 1990 seeks to alter Conditions 02 and 03 of consent Ref. 23/0678/FUL.

Condition 02 - Development To Be Carried Out In Accordance With Plans & Drawings Listed

2. We would like to replace the consented drawings as per the following table:

Consented Drawing		Amendment Drawing	
<u>Number</u>	<u>Title</u>	<u>Number</u>	<u>Title</u>
099/LP3_01	Site Location Plan		
099/S3_01 Rev A	Existing Block Plan		
099/S3_02 Rev A	Existing Site and Roof Plan		
099/S3_03 Rev A	Existing Plans		
099/S3_04 Rev A	Existing Elevations		
099/S3_05 Rev A	Existing Elevations		
099/AP3_01 Rev A	Proposed Block Plan		
099/AP3_02 Rev B	Proposed Site and Roof Plan	099/AP3_02 Rev C	Proposed Site and Roof Plan
099/AP3_03 Rev A	Proposed Plans	099/AP3_03 Rev B	Proposed Plans
099/AP3_04 Rev A	Proposed Elevations	099/AP3_04 Rev B	Proposed Elevations
099/AP3_05 Rev A	Proposed Elevations	099/AP3_05 Rev B	Proposed Elevations

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Consented Drawing		Amendment Drawing	
<u>Number</u>	<u>Title</u>	<u>Number</u>	<u>Title</u>
099/SK_01 Rev A	Informative Block Plan	099/SK_01 Rev B	Informative Block Plan
099/SK_02 Rev A	Informative Site and Roof Plan	099/SK_02 Rev B	Informative Site and Roof Plan
099/SK_03 Rev A	Informative Plans	099/SK_03 Rev B	Informative Plans
		099/SK_05	Elevation Photomontages

3. The following design changes are depicted in these amended drawings:

- a. Rear Elevation - ground floor window structural opening now 1845 w / 2160 h, was 1470 w / 1240 h;
- b. Rear Elevation - ground floor door structural opening now 2575 w / 2160 h, was 2200 w / 2160 h;
- c. Side Elevation - new ground floor glazed door with frosted finish to glass;
- d. Front Elevation - ground floor window structural opening now 2200 w / 1240 h, was 2030 w / 1240 h;
- e. Side Elevation - new first floor window with frosted finish to glass;
- f. Landscape Plan - changes to provide side access.

4. All of the changes listed above are, on the balance of probability, de minimis. However we acknowledge that c and e are material amendments and therefore a section 73 application, to allow for consultation on these points, is appropriate.

5. We make the case that these changes do not increase overlooking or any other planning consideration when compared to the scheme approved in application Ref. 23/0678/FUL, which is the applicants fall-back position.

Condition 03 - Details Of Materials

6. The applicant would like to remove this condition from any consent that might be forthcoming from this process and is therefore submitting new drawing SK_05. This specifies the proposed materials and indicates their appearance in elevation photomontages.