

PLANNING STATEMENT

2 Rose Cottage, Fawler, OX7 3AJ

Application for Non-Material Amendment to 21/00751/LBC & 21/00750/HHD.

Background

The approved plans associated with these applications were:

P3A Proposed Elevations

P4A Proposed Ground Floor Plan.

P5A Proposed First Floor Plan.

P6A Proposed Second floor plan.

During construction the applicant made some changes to the scheme and now seeks to regularise the situation by applying to apply for a non-material amendment on both permissions with new plans as follows:

P3B Proposed Elevations

P4B Proposed Ground Floor Plan

P5B Proposed First Floor Plan. (Alternative layout of stairs to second floor

P6B Proposed Second floor Plan.

As built alterations

The amendments are:

1. One the ground floor the omission of two windows and a non-original modern door in the 1950's extension in the east elevation (infilled using natural stone salvaged from demolition in the original building). The omission of a single window in the west elevation of the new extension and use of bi-fold doors.
2. On the first and second floors an alternative layout for the staircase was used that avoided creating a third opening in the original cottage wall required in the approved plan.

Heritage Statement

A detailed Heritage statement was prepared by Donald Insall Assoc. to accompany the original application. The variations carried out to the approved plan do not conflict with the conclusions reached in that statement and supported by the consent given under appl 21/00751/LBC. In fact, the repositioning of the first to second floor staircase preserves more of the original 17th century fabric because the number of openings in the original external wall are reduced.