

1763 : **Batchbrook Cottage, Catsham**

Variation of Condition Document

October 2023

Revision: -

**Batchbrook Cottage, Catsham
Variation of Condition Document**

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Project Number: 1763

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1 - INTRODUCTION

1.1 – Summary

The purpose of this document is to establish variations to the conditions in association with the approved application 2023/0360/FUL at Batch Brooke, Mulchelney Road, Baltonsborough, Glastonbury, BA6 8PQ.

Conditions to be varied:

- 2. Plans List (Compliance)
- 3. Materials (Compliance)
- 8. Access, Parking and Turning Areas (Pre-occupation)
- 9. Removal of Permitted Development Rights – Vehicle Visibility Splay (Compliance)

Drawings to be varied:

- 1763/004C to be superseded by 1763/004D
- 1763/005C to be superseded by 1763/005C
- 1763/007A to be superseded by 1763/007B
- 1763/030A to be superseded by 1763/030B
- 1763/031A to be superseded by 1763/031B
- 1763/040B to be superseded by 1763/040C
- 1763/041B to be superseded by 1763/041C

2 – EXISTING CONSENT

2.1 – Consented Site Plan

This application seeks to vary the condition on the consented scheme by increasing the height of the carport to incorporate a storage loft, the veranda wrapping around the principle elevation of the two storey element has been removed, and the driveway has been proposed to move central to the parking, which has no adverse affects on the visibility splay (see drawing 1763/007B).

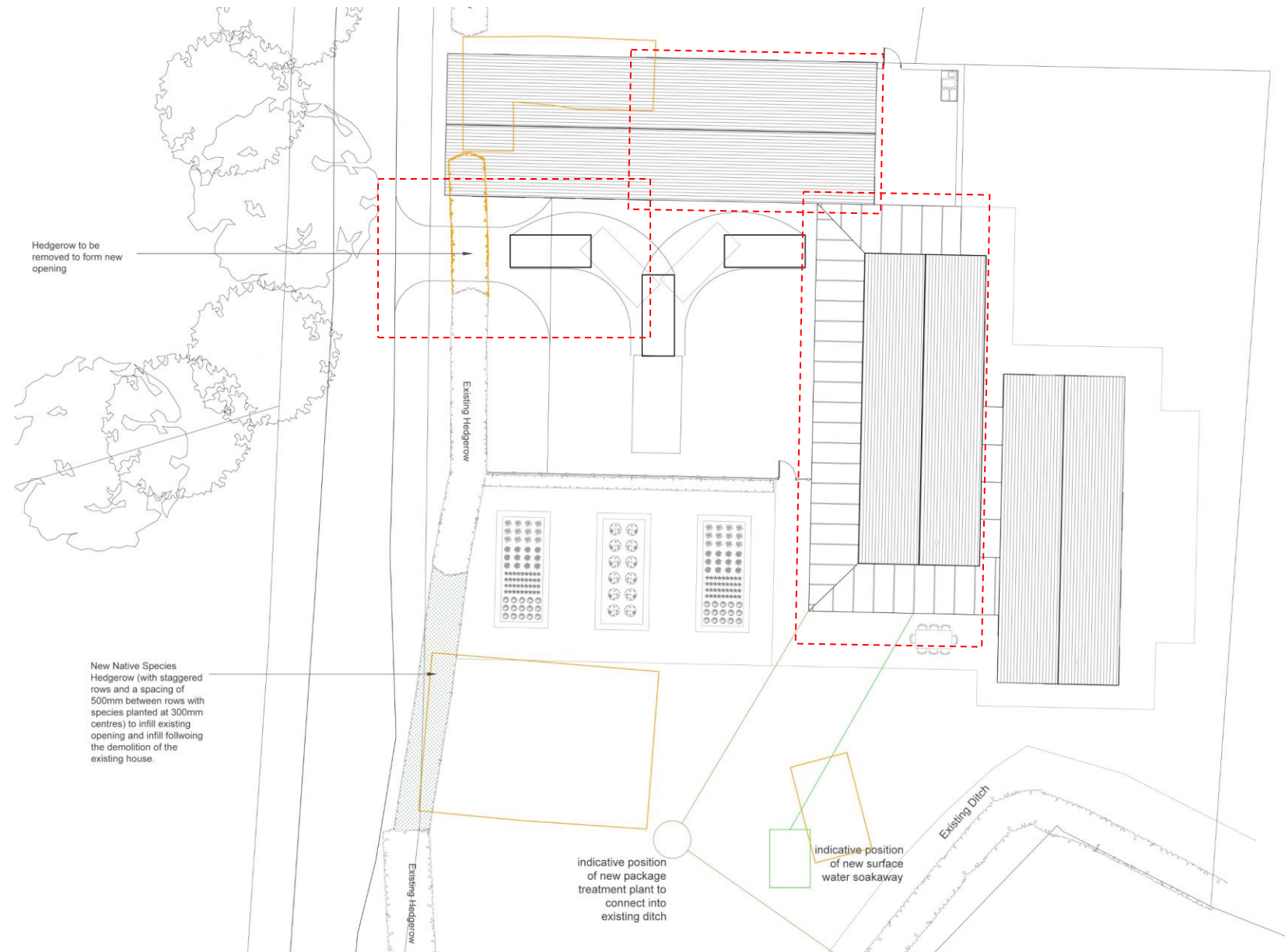


Fig 1: Consented Site Plan

2 – EXISTING CONSENT

2.2 – Consented Plans

This application seeks to vary the condition on the consented scheme by removing the veranda that wraps around the principle elevation of the two-storey element, alter glazing with the loss of the single pane in the single storey element to the east and the widening of the glazing to the west in the Snug, bedroom 3 and Living and the link.

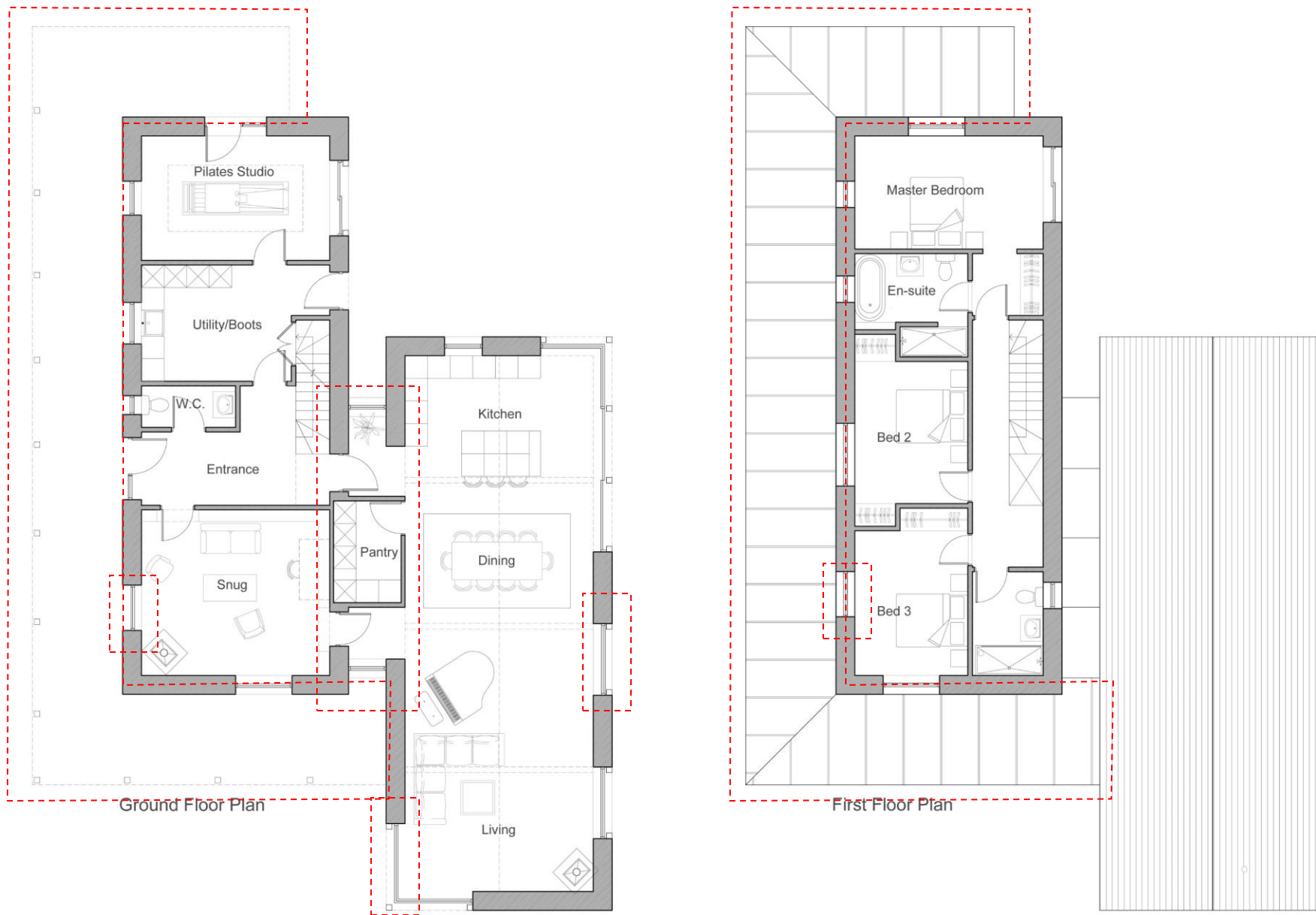


Fig 2: Dwelling Floor Plans

2 – EXISTING CONSENT

2.3 – Consented Ancillary Plans

This application seeks to vary the condition on the consented scheme by increasing the height above the carport to include a storage loft and the altered location of the ASHP from the Northern elevation of the carport.

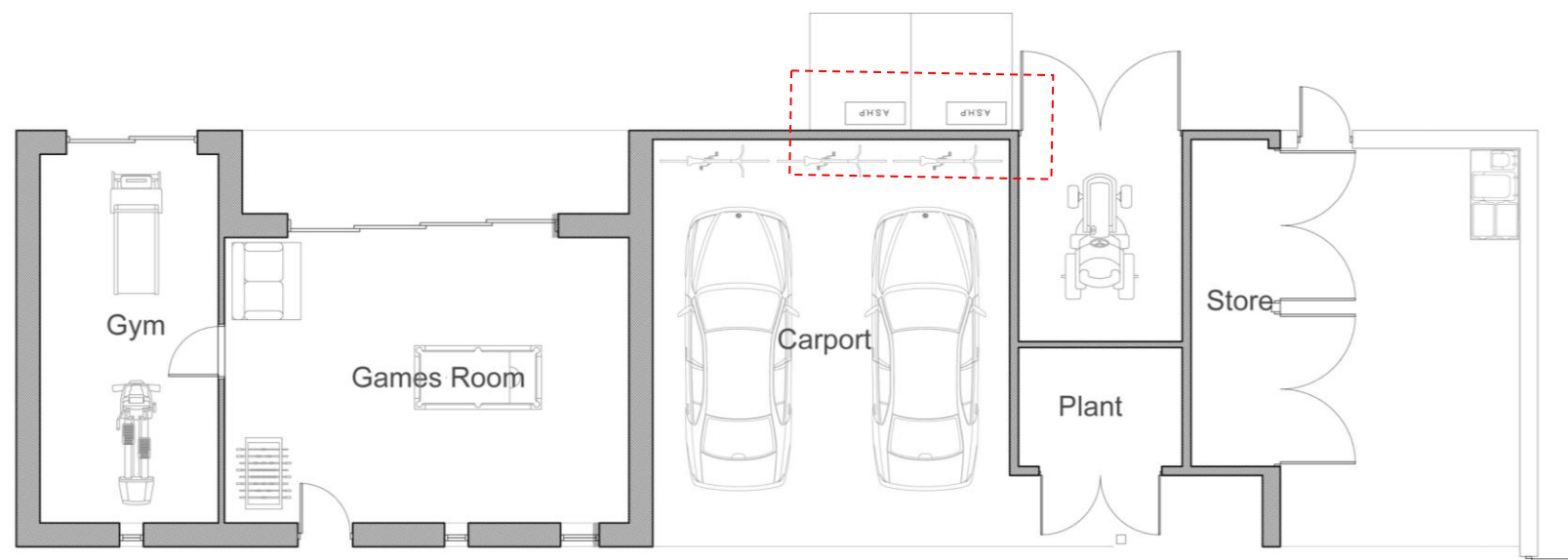


Fig 3: Consented Ancillary Floor Plans

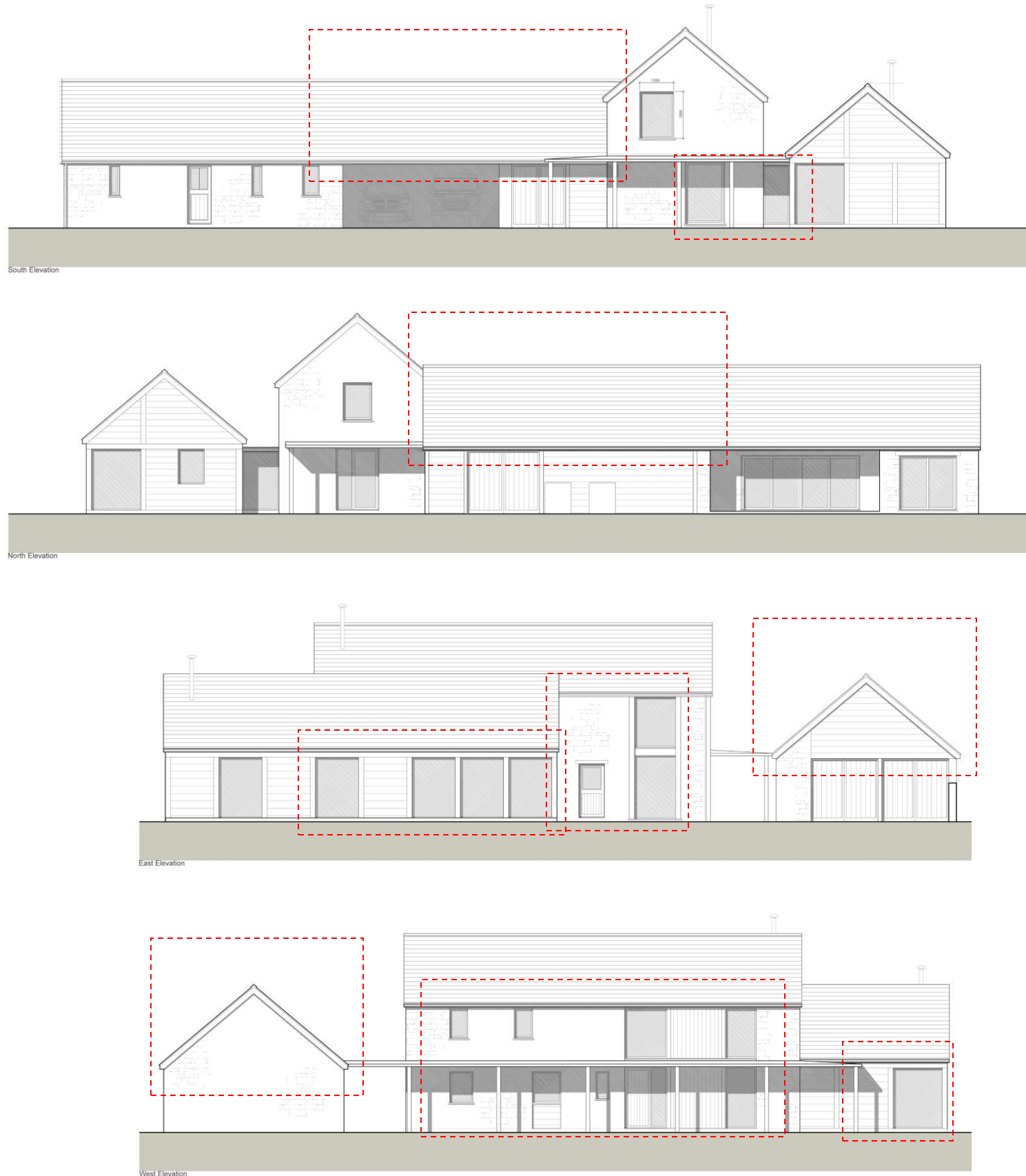


Fig 4: Consented Elevations

2 – EXISTING CONSENT

2.4 – Consented Elevations

This application seeks to vary the condition on the consented scheme by removing the veranda that wraps around the principle elevation of the two-storey element, alter glazing with the loss of the single pane in the single storey element to the east and the widening of the glazing to the west in the Snug, bedroom 3 and Living and the link as mentioned in 2.2 and the increased height of the carport as mentioned in 2.3.

Material changes include, the varying of roof material from clay tiles to slate. The proportion of stone and timber cladding used on the two storey element of the dwelling and the loss of the expressed oak frame in the single-storey element of the dwelling.

3 – PROPOSED VARIATION

3.1 – Proposed Site Plan

This application seeks to vary the condition on the consented scheme by:

- centralising the access as shown
- introducing PV to the raised roof of the carport
- moving the ASHP to the East of the carport
- removing the veranda
- 2no. rooflights in the two storey element of the dwelling on the east façade
- 2no. Rooflights in the single storey element of the dwelling on the west façade
- Pergola to the south in place of the veranda

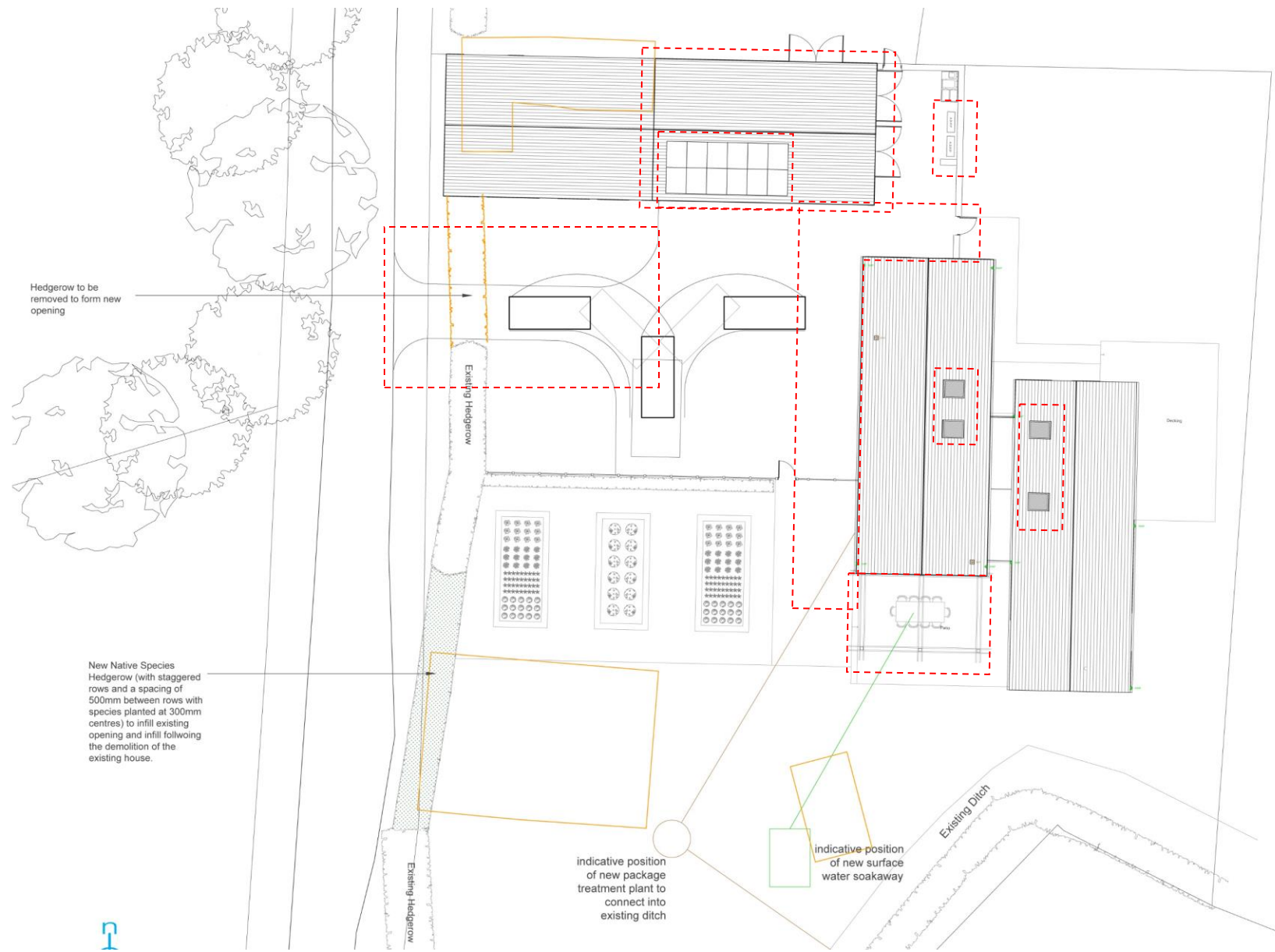


Fig 1: text text text

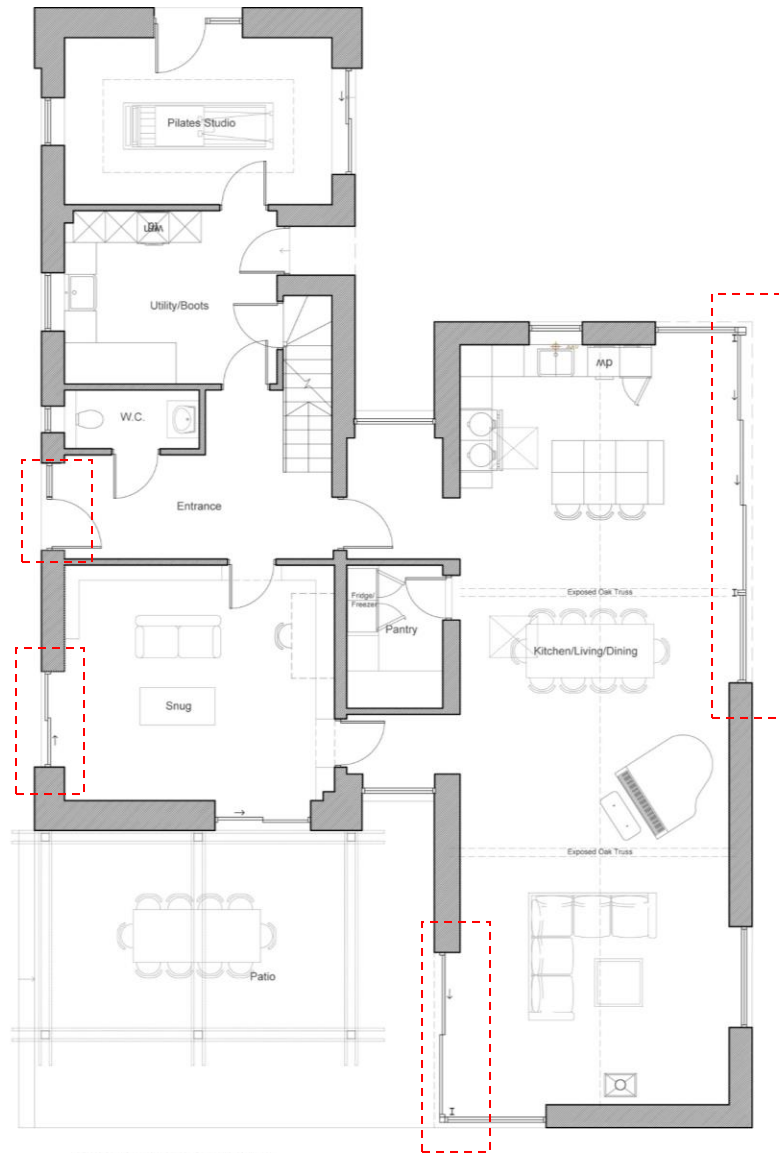


3 – PROPOSED VARIATION

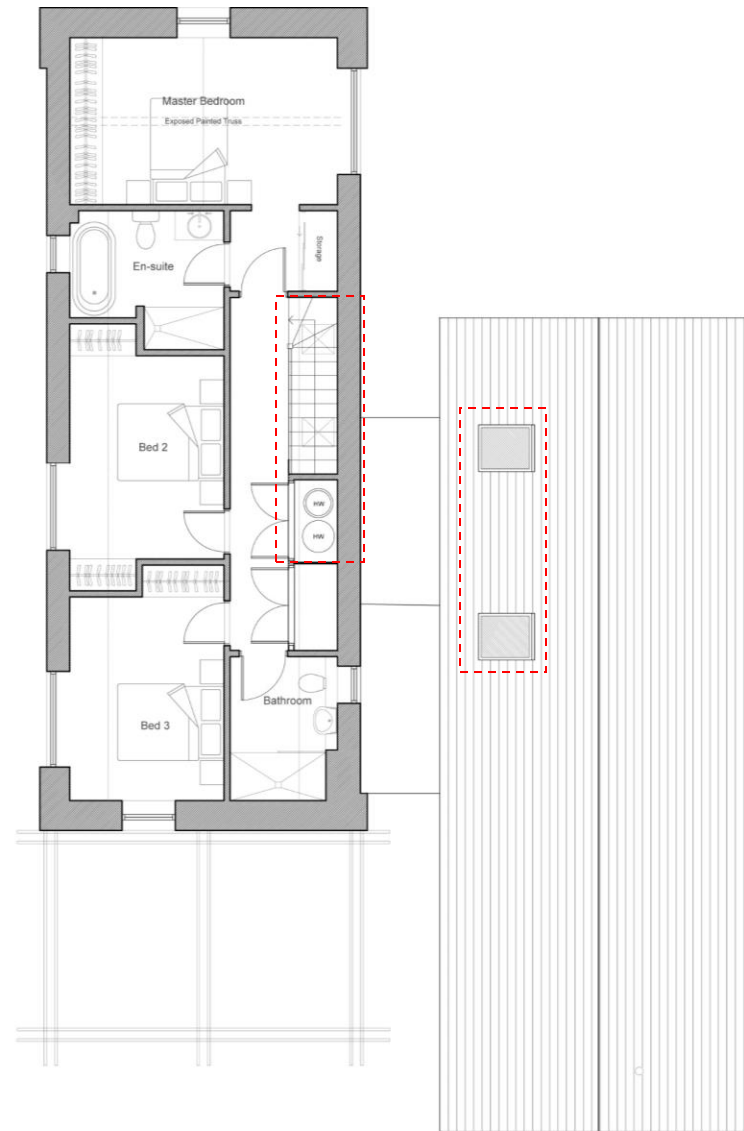
3.2 – Main House Floor Plans

This application seeks to vary the condition on the consented scheme by:

- removing the veranda
- 2no. rooflights on the landing
- 2no. Rooflights in the kitchen and dining room
- Pergola to the south in place of the veranda
- Front door mirrored in the opening
- Enlarged glazing in the north-east corner of the open plan living space and the loss of the single pane



Ground Floor Plan



First Floor Plan

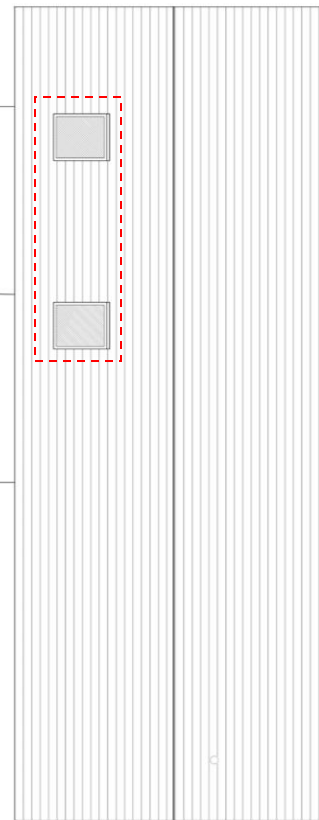


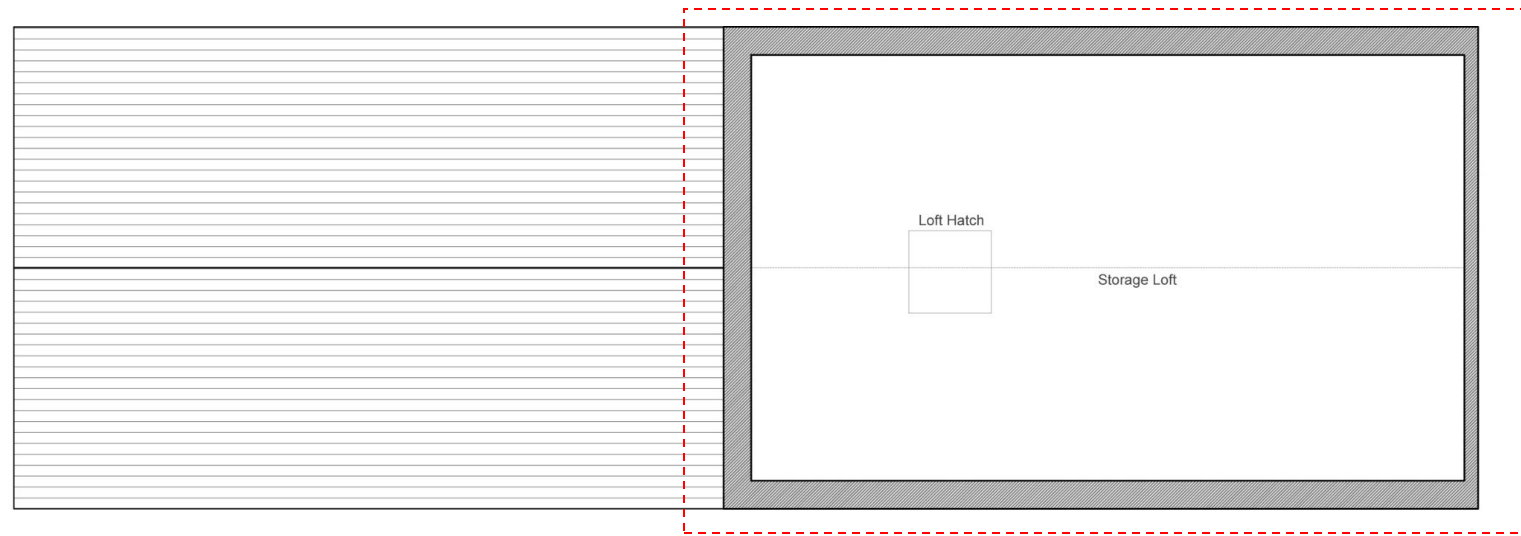
Fig 1: text text text

3 – PROPOSED VARIATION

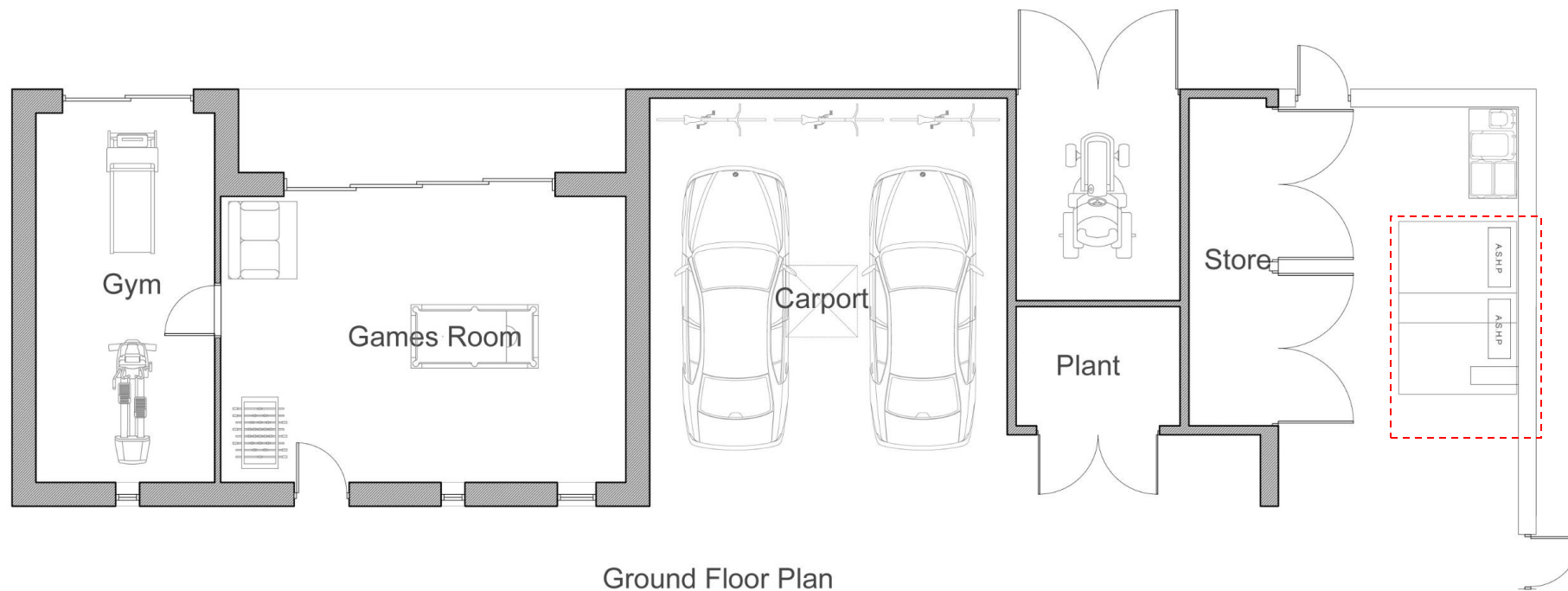
3.3 – Ancillary Plans

This application seeks to vary the condition on the consented scheme by:

- moving the ASHP to the east
- increasing height of carport to incorporate a storage loft, with access via loft hatch

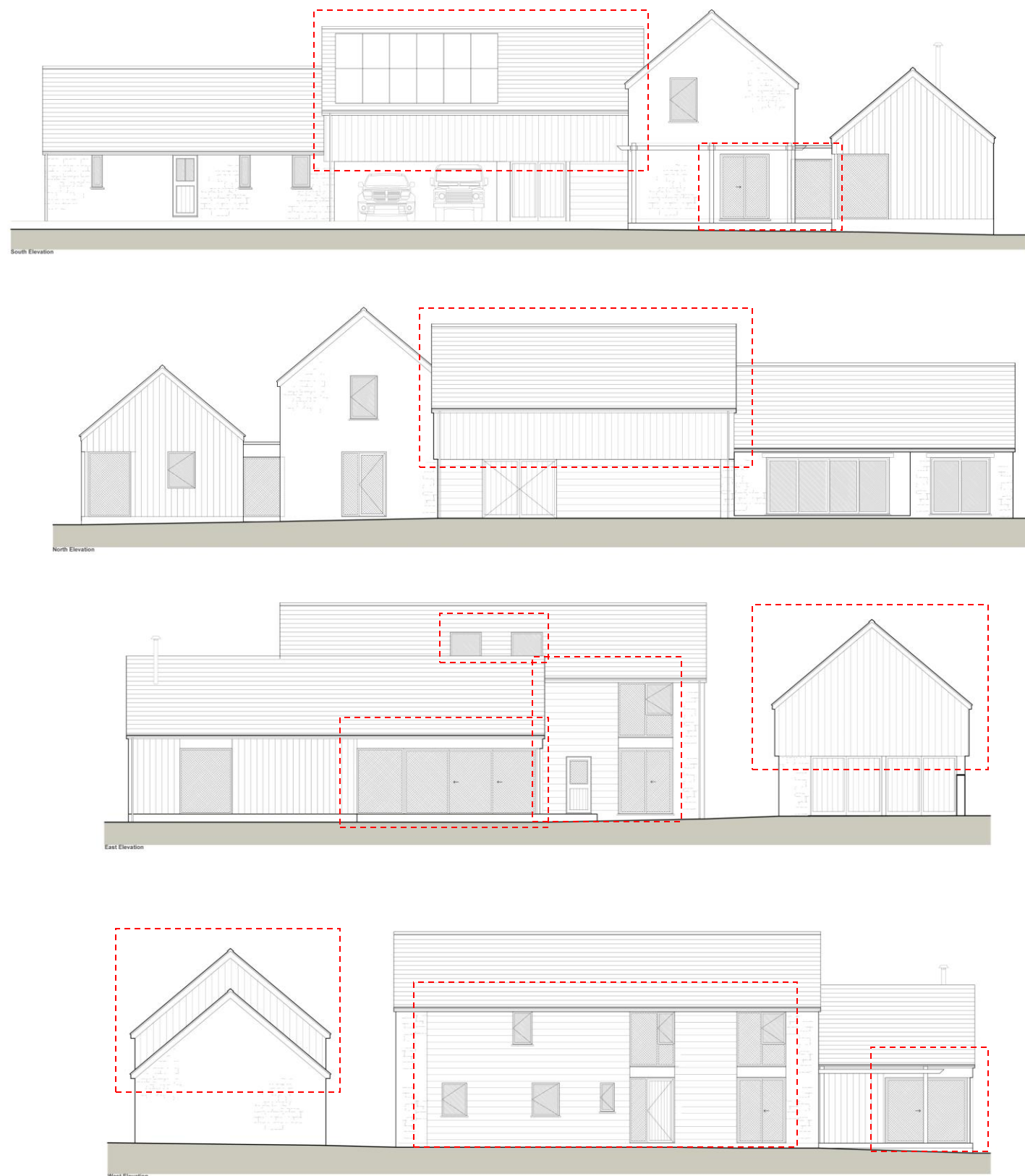


First Floor Plan



Ground Floor Plan

Fig 1: text text text



3 – PROPOSED VARIATION

3.4 – Elevations

The most considerable change to the appearance of the proposal is the increased height of the carport to incorporate a storage loft for the family. Additionally, the variation proposes to install PV panels to the roof of the carport for a sustainable approach to energy consumption. The ancillary building materials had originally been predominantly stone with timber cladding accents and clay tile roof, the variation proposes for it to be stone and timber clad with a slate roof.

The variation proposes to alter the two-storey element of the dwelling to have stone gables with infill timber cladding along the longitudinal elevations, with the removal of the veranda that wrapped around the principal elevation and the introduction of a pergola to the south elevation. The variation proposes the removal of the up and over glazing which has resulted in the increase of roof profile in the link. The single storey element has been proposed to have a minor variation from having expressed oak structure to solely being timber clad. All roofs proposed to be varied from clay tile to slate tile.

The dwelling has had a number of window reconfigurations:

- South Elevation: The ground floor window in the two storey gable has been changed to a sliding door and the link glazing has been widened
- East Elevation: Introduction of rooflights into the two-storey element, full height glazing in the single storey element has joined one of the single panes of glazing with the sliding doors.
- West Elevation: Enlargement of the sliding doors in the single storey element and full height glazing in snug and bedroom 3 have widened

Fig 1: text text text

4– Conclusion

4.1 – Summary

Conditions 2 to be varied with previous revisions superseded by drawings 1763/004D, 1763/005C, 1763/007B, 1763/030B, 1763/031B, 1763/040C, 1763/041C.

Condition 3 varied as per this document and revised drawings, roof material varied from clay tile to slate tile, proportion of stone on two-storey element of dwelling reduced and timber cladding increased, expressed timber framed on single storey element to solely be timber cladding.

Condition 8 varied for centralised vehicular access shown in revised drawings.

Conditions 9 varied to allow for revised drawings.