



Salmon Planning Company

Somerset Council – Area East
Cannards Grave Road
Shepton Mallet
Somerset
BA4 5BT

DF/PL.4293

13 February 2024

Dear Sirs

Proposed non-material amendment to the dwelling granted approval pursuant of the reserved matters ref. 2022/0484/REM at Somerleaze House, Wookey

The above reserved matters approval was granted on the 26th April 2023, it relates to the erection of a large detached dwelling and associated detached garage block.

The approved block plan, floorplans and elevations are the drawings with the reference numbers PL4293/3, 4A, 5A, 6A, 7A and 8 cited in approval 2022/0484/REM. These drawings are subject of this proposed non-material amendment, as shown in revised drawings PL4293/3B, 4B, 5B, 6B, 7B and 8B which are enclosed with this application.

The proposed changes are:

- On the approved north elevation, the projecting circular bay has a centrally positioned pair of French doors serving the drawing room. These doors are proposed to be omitted in lieu of a window in the same position. The proposed window would match the adjacent windows in style and design as shown on drawing PL4293/6B.
- The approved dwelling has a basement level which would not been seen externally, except on the approved east elevation. The Applicant has decided to omit the basement from the development in its entirety, so the revised east elevation (drawing PL4293/7B) shows the omission of the external basement element.

In the context of the approved development, we trust the Council agree that the changes shown are 'non-material' bearing in mind that the proposals relate to a single window opening and the omission of the basement.

In the interests of completeness, a concurrent application has been made to (re) discharge condition 2 of the reserved matters approval ref. 2022/0484/REM which requires details of the existing and proposed ground levels to be approved by the Council. The revised levels submitted pursuant to condition 2 tally with the proposed omission of the basement.

Should there be any queries that would prevent an approval being issued in respect of this non-material amendment, please do not hesitate to contact me.

Kind regards



Dan Foster MRTPI

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