

Section 73 application – Blaydon House, Church Lane, North Thoresby, DN36 5QG

INTRODUCTION:

Planning permission was granted on the 31st March 2023 for a dwelling and garage off Church Lane under reference N/133/00 105/23. Work is underway on the project.

The planning permission was subject to 11 conditions of which Condition 2 stated:

Other than to accord with conditions of this permission, the development hereby permitted shall only be undertaken in accordance with the submitted application and the following approved plans:

*Site location plan,
Approved timber cladding,
Sandtoft Tile Roof Tile Information
Dwg No. 001 Topographical survey
Dwg No. 103 Garage Details and House Roof Planning
Dwg No. 102 Floorplans and elevations
Dwg No. 101 Rev A Block Planning
Wastewater plan
Design and Access Statement
Written Scheme of Investigation*

Whilst Condition 3 stated:

The external materials to be used in the construction of the buildings hereby approved shall be in accordance with the submitted details on Drawing No. 102 – Floorplans and Elevations, Proposed Timber Cladding and Sandtoft Tile Roof Tile Information.

This application seeks to vary both these conditions to the extent of changing the appearance of the detached garage. The footprint would not be changed.

PROPOSAL:

It is proposed to change the pitched roof of the garage to a flat roof surrounded by a parapet wall and to make minor changes to the fenestration and doors.

The change would see the 3.5m ridge height of the approved scheme reduced to 2.5m and the approved sandtoft tile finish being abandoned for a modern single ply membrane.

The proposed square aspect window on the southern elevation would be changed to a shallow landscape style on the northern face. The wooden frames would be painted pale grey to match the fenestration on the house. A painted timber door and frame would be added to the southern side for easy access.

Finally, a “lift up” type door will be provided for vehicle access. This replaces the approved side hung doors. The intention is to free up manoeuvring space for cars on the proposed driveway. Use during the construction phase of the house has demonstrated that side hung doors would obstruct vehicle movements.

The original proposed wall finish would remain as approved.