

Planning statement

60A Folders Lane – Application to vary condition 2 of planning permission.

On 30 July 2025, planning permission was awarded under reference DM/25/1117 for the following description of approved development:

"Proposed two storey side extension to house in place of existing ground floor garage. Minor extension to rear of house. Construction of an annexe building for a family member within the garden."

The consent allows for the construction of an annexe/outbuilding for a family member within the large garden of the host dwelling. The permission stipulates (under condition 5) that the annexe is to be occupied solely for ancillary purposes to the occupation of the main house.

The consented location for the annexe/outbuilding is on the site's western boundary, adjacent to the neighbouring Lake Edge property. The owners of this property have expressed concerns about the consented location but have expressed support for the revised location put forward in this application.

The application does not seek to amend the consented form or size of the annexe building, rather only to amend the location to an area considered to be an improvement by the applicant and adjoining owners, with whom the applicant is keen to maintain good neighbourly relations.

Preapplication advice was sought for this matter under reference DM/25/2110. The advice was positive, and the content of this application mirrors the content submitted with that enquiry. The officer concluded an application should be made to vary condition 2 of the planning permission to swap out the amended drawings.

We enclose the following documents in support of this application:

- Revised site location and block plan showing the amended location of the building.
- Revised plans and elevations of the building, recording the change in orientation.
- Revised tree protection plan to cover the alternative location.