

Supporting Statement to Vary Condition 3

Application Reference: DM/24/1474

This application seeks to vary Condition 3 of the approved planning permission, which requires the use of brick and tile-hung cladding to the rear elevation of the development.

The proposed variation relates solely to the external materials on the rear elevation. It is proposed that the approved brick and tile-hung cladding be replaced with render at ground floor level and timber cladding at first floor level.

The proposed materials have been carefully selected to provide a high-quality and contemporary appearance while remaining sympathetic to the overall design of the building and its setting. The combination of render and timber cladding will create visual interest and articulation to the rear elevation, helping to break up the massing of the building and improve its appearance.

The rear elevation is not prominently visible from the public realm, and as such the proposed change will not result in any adverse impact on the character or appearance of the surrounding area. The use of render and timber cladding is considered appropriate in this location and is consistent with materials commonly found in modern residential developments.

The proposed variation does not alter the scale, layout, or use of the development and will not give rise to any additional impacts in terms of amenity, highways, or ecology. The development will continue to comply with relevant local and national planning policies relating to design and visual amenity.

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November 2025

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In light of the above, the proposed variation to Condition 3 is considered acceptable and would result in a development of equal or improved design quality compared to the approved scheme. The proposal is therefore respectfully submitted for approval.
