

38 Backwoods Lane - Planning reference DM/25/3243

Following further detailed design development with the contractor, a small number of amendments to the approved scheme are proposed.

On recommendation from the planning officer who assessed the initial application, alterations to the design are proposed under an S73 Variation of Conditions.

Purpose of Application

This application is submitted under Section 73 of the Town and Country Planning Act 1990 and seeks the variation of Condition 2: "Approved Plans" of planning permission DM/25/3243, in order to substitute the approved drawings with revised drawings incorporating a number of minor design amendments.

The description of development approved under DM/25/3243 remains unchanged.

"Single storey front porch, side extension, rear extension. Hip to gable loft conversion with rear dormer and rooflights to front elevation. Amendment to existing dropped kerb."

The proposed amendments are as follows:

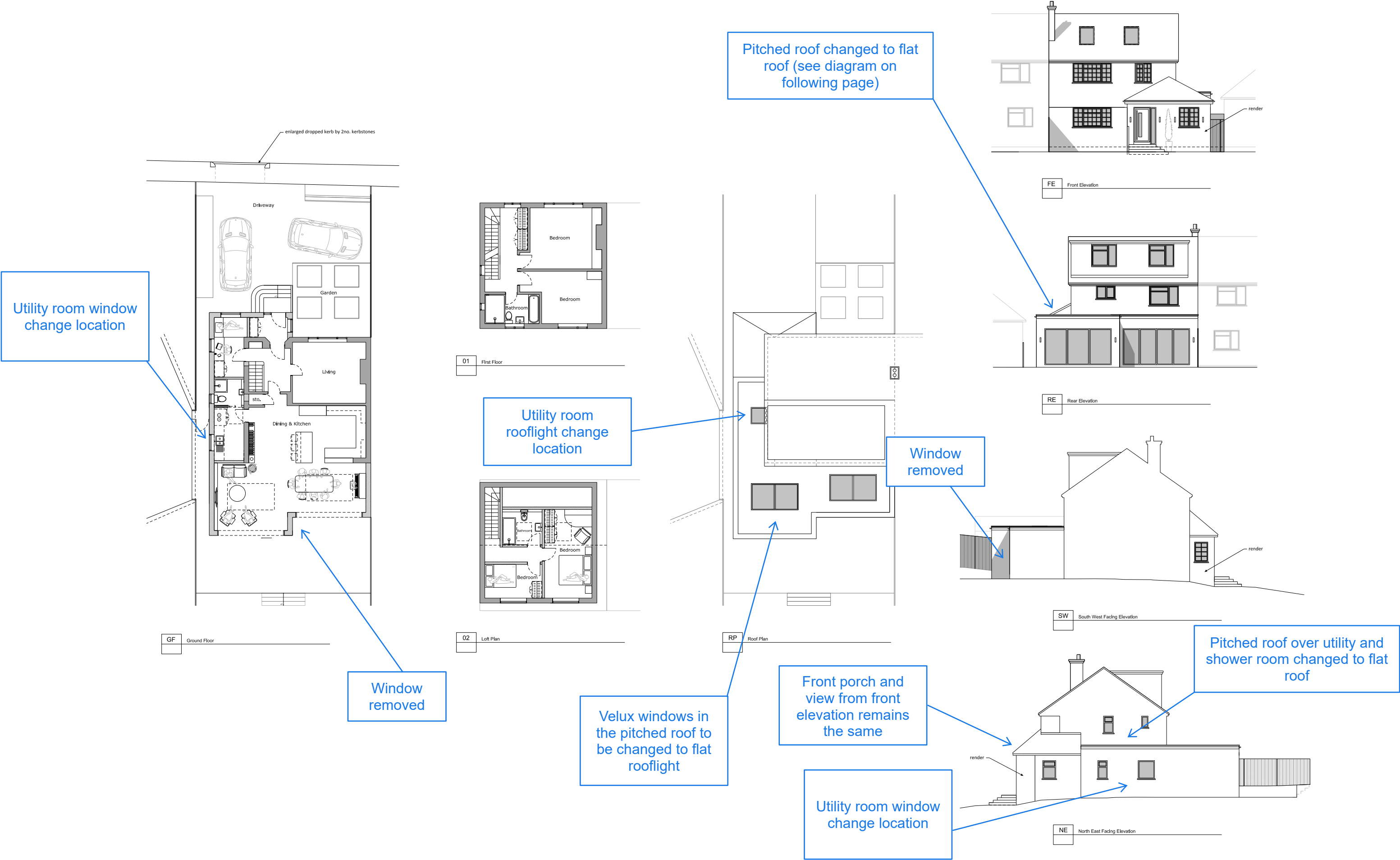
1. Rear extension roof: The pitched section of roof to the rear extension would be replaced with a flat roof to align with the adjoining flat roofed element. This would result in a lower overall roof profile and reduced visual bulk.
2. Rear extension side window: One fixed side facing window would be omitted.
3. Side extension utility window: The approved side facing window to the utility room would be repositioned and reduced from a double window to a single fixed window in response to Building Regulations/fire requirements.
4. Utility rooflight: The rooflight would be repositioned slightly to suit the revised internal arrangement.
5. Side extension roof: A substantial section of the approved pitched roof to the side extension would be replaced with a lower flat roof with a flat rooflight. The pitched roof over the front porch and office would remain as approved, maintaining the principal appearance of the scheme when viewed from Backwoods Lane.

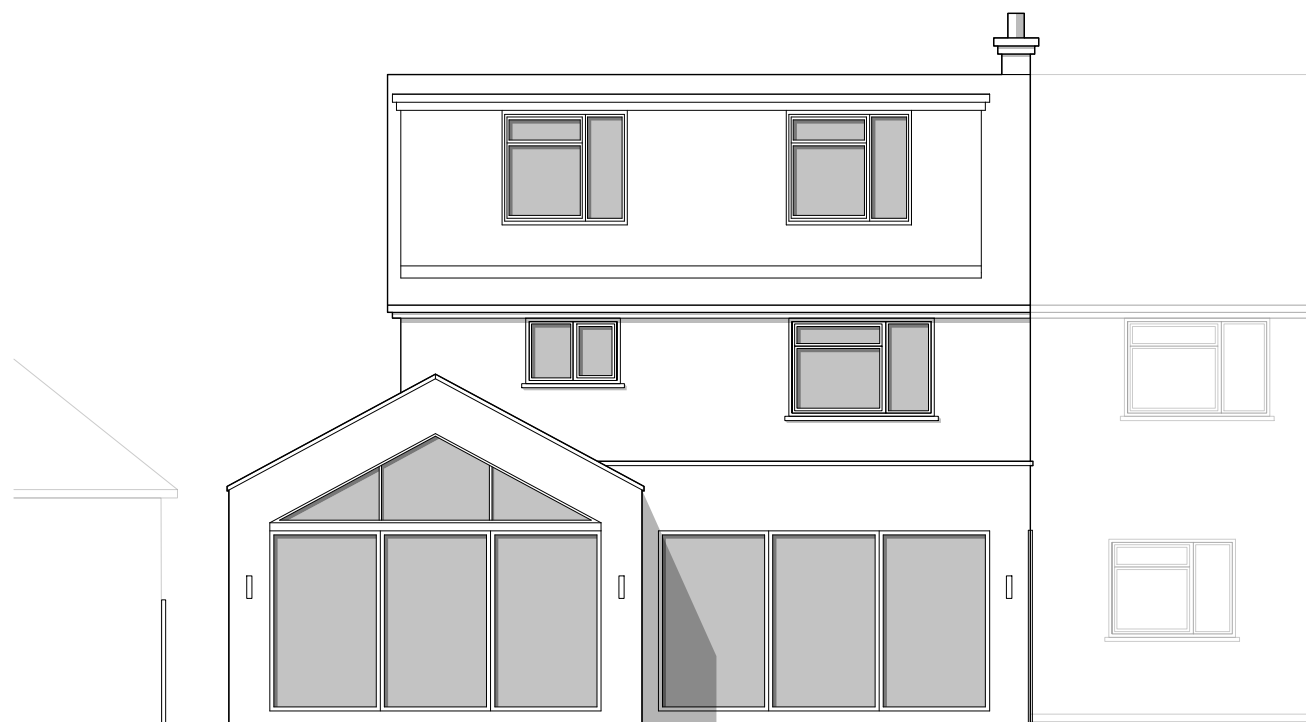
Description of changes with diagrams on following pages

Overall, the amendments retain the approved footprint and in several respects would reduce the height and visual bulk of the approved extensions. The changes to the windows would similarly not result in any increased overlooking or impact on neighbouring amenity.

38 Backwoods Lane

Proposed Alterations to design under S73 Variation of Conditions





Current Approved Proposed Drawing



Proposed ateration to roof design
from pitched roof to flat roof across
the rear elevation.

