

**Accompanying Statement in
Support of a Non-Material Amendment Application**

*Red Oaks
Weald Chase
Staplefield Road
Cuckfield
West Sussex
RH17 5HY*

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Mrs Susan Orpen & Mr John Orpen

SOMMERER

Architecture & Living

This Non-Material Amendment application seeks consent for a small number of amendments to the approved drawings associated with planning permission DM/25/3212.

Following the grant of planning permission, the detailed Building Regulations design has progressed. In order to comply with the energy efficiency requirements of Part L of the Building Regulations, it has been necessary to reduce the extent of glazing within the proposed extensions.

The proposed amendments comprise:

- A reduction in the extent of glazing to the south, east and north elevations of the garage extension (artist's studio).
- A reduction in the extent of glazing to the north elevation of the utility room extension.
- The replacement of the previously approved steel-framed windows with black-grey traditional timber windows with aluminium cladding to the outside, featuring classic ovolo glazing bar detailing, enabling the required thermal performance (U-values) to be achieved whilst maintaining the traditional and heritage led appearance of the approved design. The proposed windows would be from Rationel and are their FORMA Plus range.
- Areas where window openings have been reduced will be infilled with brickwork to match the existing dwelling, ensuring a seamless integration with the existing building.

All proposed amendments are clearly identified **in blue** on the submitted drawings.

It is considered that these amendments are non-material in nature. They do not alter the scale, form, massing or architectural character of the approved development, nor do they give rise to any additional impacts on neighbouring amenity or the wider street scene. Our view is that the overall design intent and appearance of the approved scheme is fully retained, with the amendments representing minor refinements required to satisfy the technical requirements of the Building Regulations.

S O M M E R E R

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