

**22 HAYWARDS HEATH
S73 PLANNING STATEMENT**

Rev: P1

28th May 2026

OVERVIEW OF CHANGES

Minor amendments have been made during construction, primarily owing to technicalities and on-site buildability. The changes and the reasons behind these can be summarised as follows;

Change of Bi-Fold to window on South elevation:

1. Required support engineering meant that the double bi-fold design could not be easily achieved without a large pier separating them.
2. Reduction of glass area overall was not expected to be considered a negative issue for planning consent. The next door neighbours have been inside the room and agree there was not an overlooking issue with the higher than planned windows.

Increased height of South window / fenestration:

1. Allowing increased light into the room without increasing any amount of overlooking
2. Central bar / opening mechanism on opening windows have been increased to a height of 1.8m to ensure there will be no potential for overlooking by either the bathroom or the existing spare bedroom

Roofline:

1. Use of slate roof to match with the lean to roof at minimum gradient required a steeper pitch than was illustrated on the planning drawings.

PLANNING POSITION / DECISION MAKING

As has been set out above, it is accepted that there are some modest changes that have occurred during construction and need to be consolidated as part of this S73 Application.

When considering these changes with respect to the resultant projects alignment with planning policy, we feel that there would have been no difference in the decision making, where the proposals would still have been supported.

We believe that the scheme presents no issues with respect to impact on Neighbouring amenity and as such should be determined favourably.