

**Design and Access Statement
in support of a non-material amendment application**

Ref: 2023/2769/NEW, Flat C 33 Downside Crescent.

Proposed amendments to the application ref: 2021/2840/P, 05/05/2022, for:

Erection of full-width, single storey rear extension in connection with the conversion of 2 residential units at ground floor level into a single 3-bed residential unit, including alterations at the front to provide a hipped roof above a bay window, boundary railings and tiled entrance path.

Proposed amendments:

Various minor amendments to the approved drawings including the following: (1) introducing brick pillars to rear french doors to create four smaller french doors on rear facade of extension (instead of the approved two larger french doors); (2) minor internal alterations to increase storage space in property; (3) re-positioning of rooflights on extension roof; and (4) minor alterations to as-built sizes of extension.

Explanation and justification of non-material changes:

1. Introduction:

- 1.1 It is submitted that this application is suitable to be accepted as a non-material amendment application on the basis that the proposed changes are wholly acceptable, uncontroversial and of very limited impact.
- 1.2 In particular, the proposed changes:
 - (a) are very minor and do not materially alter the size and scale of the building nor its footprint;
 - (b) do not alter the description of the development or the red edge area of the application;
 - (c) are not visible from the public domain, and mainly concern minor internal changes; and
 - (d) are not contrary to any condition attached to the previously approved scheme.

2. Explanation:

- 2.1 The explanation for the proposed non-material changes can be summarised as follows:

(A) Changes to rear doors:

- 2.2 Instead of having two large sets of French doors opening into the garden from the property (as per the approved plans), during construction the applicant decided to amend the design so that there are four smaller sets of French doors opening to the garden. Please see elevations below showing these changes:

APPROVED REAR ELEVATION (SHOWING TWO LARGE FRENCH DOORS):



PROPOSED MINOR CHANGES TO REAR ELEVATION (SHOWING FOUR SMALLER FRENCH DOORS):



2.3 The proposed French doors are in the same style and materials (traditional timber) as the approved scheme.

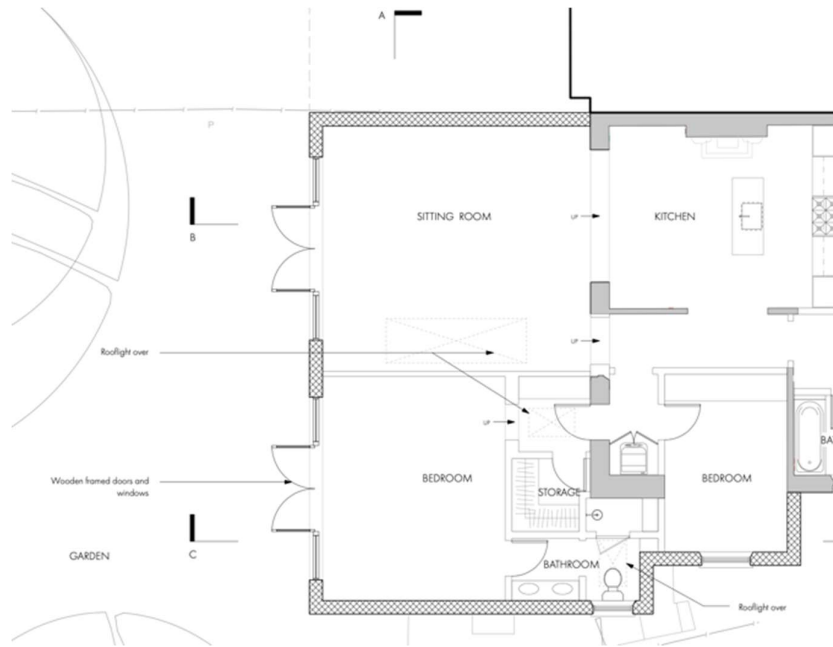
2.4 The reasons for the change were:

- (i) to improve the visual aesthetic outlook from inside the property;
- (ii) to leave space for interior finishes (including curtains); and
- (iii) the cost of constructing the larger sets of French doors was too high given their size.

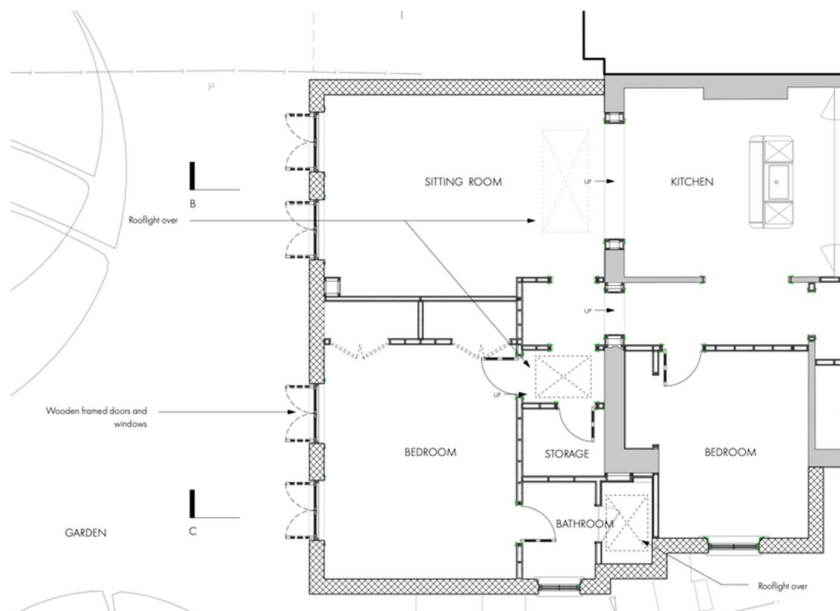
Minor internal alterations:

- 2.5 There are some minor internal alterations to increase storage space in the property, including the creation of a new wardrobe in the master bedroom and repositioning of an internal wall as a result. The movement of this internal wall has led to the relocation of the proposed rooflight above. Please see plans below:

APPROVED FLOOR PLANS:



PROPOSED MINOR INTERNAL CHANGES TO INTRODUCE NEW WARDROBE TO MASTER BEDROOM:



(C) Minor changes to the as-built size of the property

2.7 During construction, the as-built size of the extension varies very marginally from the approved drawings. In particular, the extension is 89mm longer as-built than the approved plans. This represents a margin of error of 1.4% compared to the approved plans. The plans pick up on the as-built size of the extension. The extension is also slightly taller than the approved drawings by approximately 120mm (representing a margin of error of about 3.5% compared to the approved plans). The increase in height resulted from unanticipated additional roofing insulation required by Part L of the Building Regulations, as amended in June 2022 (which was introduced after the original application was submitted, but prior to construction starting). The internal ceiling height was also reduced by 100mm from the approved drawings to the as built extension. We submit that these minor changes made during construction are within an acceptable range of tolerance and are, therefore, minor.

3. Conclusion:

3.1 As you will see, the proposed changes are extremely minor changes from the approved scheme which should be deemed as being wholly acceptable, uncontroversial and of very limited impact (or, in actual fact, no impact) on the basis that the changes:

- (1) do not materially impact the size or scale of the building nor its footprint;
- (2) do not alter the description of the development;
- (3) do not alter the red edge area of the application;
- (4) are not visible from anywhere accessible by the public; and
- (5) are not contrary to any condition attached to the previously approved planning application.

3.2 On this basis, we submit that the Council should approve this non-material amendment application without delay.