

## 80 GREENCROFT GARDENS PLANNING STATEMENT FOR MINOR MATERIAL AMENDMENT APPLICATION

We seek a variation to the approved planning permission 2016/2822/P to reduce the extent of excavation works required at the property as follows;

Variation to condition 3 (approved plans) of planning permission 2016/2822/P dated 17/04/2018 for the 'Extensions to the property at basement, ground and roof levels including the provision of lightwells, rear sunken garden and rear terraces to facilitate sub-division from 4x into 7x self contained residential units (C3)', namely to reduce the scale of basement excavations, omit front light wells and reduce one of the units from a three bedroom into a one bedroom self-contained residential unit.

### Current and revised schedule of accommodation

Flat No	Current		Proposed	
	Bedroom No	Size m2	Bedroom No	Size m2
1	3	172	1	50
2	3	184	3	225
3	2	69	2	69
4	1	52	1	52
5	2	55	2	55
6	1	46	1	46
7	3	102	3	102
		680		599

### Revisions of plans

#### Flat 1

- All basement space for this flat has been removed.
- The flat no longer extends to the rear of the property.
- The entrance door has been positioned in the communal hallway.

#### Flat 2

- The front lightwell and associated bedroom, ensuite and additional bathroom have been removed.
- The flat at basement level now incorporates all of the existing cellar as utility space.
- The flat now incorporates all basement space beneath the extension as bedroom space complete with ensuites.
- The access stairway has been changed to fall into the existing cellar area and bedrooms beneath new extension.

#### Flats 3 – 7

- no changes