

5a Back Lane

Material Minor Amendments (Section 73)

Application to vary permission 2021/0544/P



3 May 2022

Introduction:

1. As the Council is aware on 25 October 2021 planning permission was granted at No.5a Back Lane for :

“Extensions and alterations to existing dwelling including partially raising and reshaping roof, replacement of the lower ground floor conservatory, replacement glazed stair link at first floor level, replacement of existing terrace structure, replacement air conditioning and replacement terrace screening”

2. The approved plans listed in condition 3 of the decision notice are:

Drawing Nos: 31174 P_001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011a, 012, 013 , 014, 015a, 016a, 017, 018, 019, 020, 021, 022a, 023, 024, 025, 031a, 032a, 033

3. Upon review of the decision notice, it appears that drawing numbers 31174_P026, 027, 028, 029 and 030 were missed off / not listed. These drawings clearly form part of the permitted scheme and need to be added to the permitted drawings list.

4. In addition to correcting this error on the approved plans list it is proposed to make some minor amendments to the approved scheme based upon further detailed design development following the grant of the original consent. These are as follows:

- An extension of the roof lights in the master bedroom to match the existing two within the ensuite to this room
- Eaves window within bedroom 2 replaced with aluminium casement window
- Stone cladding on the East Elevation changed to artificial slate as was the original material in this location
- Reduction in the extent of the stone cladding on the West Elevation at the back of No. 7 Back Lane and replacement with slates.

5. It is submitted that these amendments are very minor and would have no adverse impacts upon the scheme as approved and / or any neighbouring residents.
6. The following list comprises the approved plans list taken from the decision notice with those that were missed (P026, 027, 028, 029 and 030) and those requiring amendment highlighted red. Where the plan was listed but just requires an amendment only the revision number is highlighted. Where the plan was missed off the decision altogether the whole number is highlighted with revision where necessary.

Drawing Nos: 31174 P_001, 002, 003, 004, 005, 006, 007, 008, 009, 010, 011**B**, 012, 013, 014, 015**B**, 016**B**, 017, 018, 019, 020**A**, 021, 022a, 023**A**, 024, 025**A**, **026, 027A, 028A, 029, 030**, 031**B**, 032**B**, 033**A**.

7. In conclusion this application simply seeks to tidy up omissions from the decision notice in terms of the correct approved plans list and also proposes minor amendments to rooflights and cladding as described above.