Planning Statement to accompany Section 73 application to vary condition 2 (approved drawings) planning reference 20/00764/FUL.

The current submission seeks to obtain permission for a number of revisions to the previous approval based on the submitted revised drawings listed below: -

- Proposed site layout (revised drawing H404-05-F)
- House type plans (revised drawing H404-07-H)
- House type elevations (revised drawing H404-08-H)
- Garages (revised drawing H404-09-C)

The above drawings incorporate the following revisions: -

- Revisions to the arrangement of the access road and plot levels which have now been reassessed considering site conditions following demolition of the ancillary buildings around the retained historic property.
- Revisions to the boundary treatments within the site to provide arrangement for more security commensurate with the nature of the development.
- Revisions to the house types to reflect the method of construction utilising Insulated Concrete Formwork (ICF). Due to changes taking place in the construction industry and the difficulties in obtaining materials this method of construction will avoid the issue of supply whilst providing a much more thermally efficient property. To maintain development viability through retention of approved floor areas the footprint of the properties has marginally increased.
- Revisions to the external finishes of the proposed houses to reflect the method of construction and availability of materials.
- Provision of additional accommodation within the roof space to form a home office/study which in recent times has become an important feature in a property of this nature.

We feel the proposed revisions are of a minor nature, will allow the development to reflect the contours of the site, and provide thermally efficient properties which will exceed the requirements of building regulations and reduce long term service costs for the residents.

We therefore hope that the council will support this application.

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Ref: H404 May 2022