



Planning Services

Director:

A W Newby B.Sc DMS

Registered in England N*

2458413

VAT N*

536 8272 24

Townend

Waterfall

Waterhouses

Staffs ST10 3HZ

Tel (01538) 308043

web: www.pmeplanning.co.uk

email: enquiries@pmeplanning.co.uk

**S73 Application to amend the approved plans and elevations -
Proposed First floor Extension, Stonehaven, Whiston,
ref SMD/2019/0403**

1. Introduction

- 1.1 The previous owner gained planning consent to construct a 1st floor extension, application ref SMD/2019/0403. The application was approved on the 26th September 2019.
- 1.2 The officer's delegated report acknowledges that the additional accommodation would be for relatives or the current occupiers but would not create a separate dwelling.
- 1.3 The report recognises that the proposed extension is large but concluded that it would not be disproportionately harmful to the host dwelling or the village setting.
- 1.4 The application was determined on the basis of the Core Strategy (adopted 2014) with some weight given to the 2018 emerging Local Plan which was examined, modified and adopted in September 2020.
- 1.5 Significant weight was given to Emerging Policy SS1a (The Presumption in favour of Sustainable Development), moderate weight was given to DC1 (Design) and limited weight was given to Core Strategy Policy SS9 (Smaller Villages).
- 1.6 Although some of the policy numbers have since changed, the decision remains consistent with the 2020 Local Plan.
- 1.7 This s.73 application seeks to make several minor material alterations to the plans to improve the internal layout and external appearance of the building and to improve access and outlook to the rear garden. The basic geometry of the proposed extension will remain unaltered.
- 1.8 Section 73 applications provide a mechanism for varying a planning condition. In this case condition 2, a plans condition. A successful s.73 application would amend condition 2 so that it refers to an amended set of plans whilst other conditions remain intact.

2. Amended Proposals

- 2.1 The g/f window in the rear elevation will be replaced with full height sliding doors to eliminate the visually awkward L shaped rendered panel.
- 2.2 Bifold doors will be fitted to provide outlook, admit light and allow access to the garden.
- 2.3 The internal store room is not required and will be eliminated from the ground floor plan.
- 2.4 The f/f front floor windows will be repositioned to provide symmetry above the g/f windows.
- 2.5 The stone buttress at the rear will be raised to eaves level to harmonise with other buttresses.
- 2.6 The f/f plan will be amended to make better use of space and the existing structure.
- 2.7 The f/f rear windows will be repositioned to reflect the amended f/f plan.
- 2.8 The central heating boiler and flue will be repositioned.
- 2.9 The external soil and vent pipe will be eliminated. An air admittance valve will be used instead.
- 2.10 A wood burning stove and flue will be fitted. The flue terminal will be black and will be fitted at the rear of the building, close to the ridge.
- 2.11 The decking will be supported by dwarf walls faced in gritstone to match stone buttresses.
- 2.12 The timber cladding on the lower elevations of the garden room will be faced in natural gritstone to match the aforementioned dwarf walls and stone buttresses.
- 2.13 The deck will be extended to provide access via the bifold and sliding doors.
- 2.14 The steps will be repositioned and provided with natural gritstone treads.
- 2.15 The basic geometry of the extension will remain as approved under application SMD/2019/0403
- 2.16 The approved plans do not show the full extent of the elevations and some minor errors in the geometry were found. For avoidance of doubt, the building was re-surveyed on the 25th April 2022 and a new set of plans have been prepared. These include:
 - i). Existing plans and elevations at 1:50 A0.
 - ii). Approved plans and elevations at 1:50 A0.
 - iii). s.73 amended plans and elevations.

- 2.17 The approved plans submitted herein are as per the plans approved under application SMD/2019/0403 but show the full extent of the external elevations and correct minor errors in the geometry.
- 2.18 No further amendments affecting other conditions are sought.

3. Assessment of Revisions:

- 3.1 The proposed changes to the external elevations, simplify and neaten the external appearance and reduce the palette of facing materials. The result is considered to be more sympathetic to the host building and the street scene.
- 3.2 There are no immediate neighbours so the additional g/f openings at the rear of the building will have no impact on neighbour amenity.
- 3.3 The extended decking will improve access to the rear garden and the stone facing will visually link the decking on either side of the garden room and will harmonise with the existing stonework.
- 3.4 The changes in the internal floor plans are immaterial.
- 3.5 The area is in a low risk Coal Development area. Although a risk assessment is not required, the amended plans do not materially alter the level of risk.
- 3.6 Off road parking will not be affected.
- 3.7 The amended proposal will have minimal impact on the public sewerage system.
- 3.8 The footprint and scale of the proposed development will remain unaltered.
- 3.9 As with the previous proposal, the development is for an extension which provides two additional bedrooms and does not amount to the formation of a second dwelling.

4. Conclusion:

- 4.1 The amended proposals improve the character and appearance of the building and the street scene with no adverse impact upon the amenity of neighbours or on highway safety.
- 4.2 It is therefore considered that the amended proposals accord with the requirements of the Local Plan including Local Plan policies SO1, SS1, SS9, DC1, T1, the Design Guide and the National Planning Policy Framework.