

Planning Decision: SMD/2024/0280

Section 73 Application – Justification Statement

Amendment to Condition 2 (Approved Plans)

This Section 73 application seeks to amend **Condition 2** of planning permission **SMD/2024/0280** to allow the development to be carried out in accordance with an updated set of plans.

Approved Plans to be Replaced

The following plans currently listed under Condition 2:

- 23-019-100 Rev C
- 23-019 GF Rev E
- 23-019 FF Rev E
- 23-019 SEC Rev F
- 23-019 E1 Rev G
- 23-019 E2 Rev F

are proposed to be replaced by: **Building Control – 52 Sandon Road – Rev D.pdf**

The proposed amendments are illustrated and highlighted in pink within the accompanying document: **SMD-2024-0280 - Section 73 - Proposed Amendments.pdf**

Summary of Proposed Amendments and Justification

The amendments proposed are minor design refinements intended to improve the functionality, buildability, and internal layout of the dwelling, while maintaining the overall scale, appearance, and character of the previously approved development.

A. Ridge Height

The ridge height is proposed to be increased by 77mm.

This minor increase is required to ensure the roof eaves detail functions correctly and is suitable for the intended roof tile specification, following the recommendation of the appointed timber frame manufacturer.

The increase is negligible in visual terms and does not materially alter the scale or massing of the building.

B. Chimney Position

The wood burner has been relocated internally to improve the layout of the lounge.

As a result, the chimney has been repositioned closer to the main body of the house to reduce the potential for smoke drifting across upper-floor windows and neighbouring properties.

The revised chimney position remains below ridge height and is significantly lower than that of the existing dwelling to be replaced, thereby reducing visual impact.

The new location is expected to lessen any perceived impact on the neighbouring property at No. 50.

C. Internal Layout – Ground Floor

A minor adjustment to the internal stud wall between the Office and Bathroom results in a slightly smaller ground floor bathroom and a larger, more functional office space.

This change does not affect the external appearance of the building.

D. Internal Layout – First Floor

The Master Ensuite and Dressing Room have been rearranged to make more efficient use of space and to accommodate a bath within the ensuite.

These changes are internal only and have no adverse impact on the external form of the dwelling.

E. Front Elevation Window

The window cill height to Marny's workroom has been adjusted to allow for a desk beneath the window. The change is minor and does not materially alter the appearance of the front elevation.

F. Rear Elevation Window - Master Bedroom

The removal of a small window serving the Master Bedroom improves the internal layout and simplifies the rear elevation.

G. Rear Elevation Window - Guest Bedroom

The Guest Bedroom window has been reduced in size for improved internal arrangement.

H. Side Elevation (North-East) Window

A larger window is proposed to the Office to provide improved natural light for working purposes.

There are no overlooking concerns, as the neighbouring property has no windows on this elevation.

The glazing will be frosted to ensure privacy is maintained.

Conclusion

The proposed amendments represent **minor refinements** to the approved scheme and do not materially affect the scale, character, or impact of the development.

The changes improve the usability, build quality, and internal functionality of the dwelling while remaining fully consistent with the original planning permission.

It is therefore considered that the proposed amendments are appropriately dealt with under **Section 73** and that the development, as amended, remains acceptable in planning terms.

