

Supporting Information
Variation of conditions 2, and 3 of 3/2019/0677

Falcon Cottage, Fleet Street, Hothersall, PR3 3YR

On behalf of: Ms Lynne Carruthers

November 2020

1. Introduction

- 1.1 Planning approval was granted for a rear extension at Falicon Cottage on the 17th September 2019 planning reference 3/2019/0677. During the construction of the extension and the various renovations to the property, the applicant requires some alterations which differ from the approved plans.
- 1.2 The key alterations concern the materials as detailed in section 3.

2. Background

- 2.1 Prior to the planning approval, the site also benefitted from a pre-application enquiry (RV/2019/ENQ/00066 response dated June 2019) the applicant submitted. An extract from the pre-app response letter relating to the extension is as follows:

Extension

The existing cottage is located centrally within a row of three dwellings and is understood to have been unoccupied for some time. There is an informality to the layout of the row which results in a tightly knit cluster with overlapping, irregular boundaries and numerous level changes within the properties.

An existing single storey lean-to would be demolished to make way for the proposed extension, which would be larger in footprint but of a similar form. The addition would step marginally beyond the line of the existing house gable, although the impact of this from a design perspective would be negligible owing to the position of adjacent dwellings and extensions.

A more contemporary approach to the design has been taken, with a zinc roof and a large expanse of glazing. It is indicated that the walls are to be render to match the host dwelling, though I understand that this may be subject to review if wider renovation works uncover good quality stone beneath the existing cement covering.

The pre-application submission includes calculations which indicate that the development would result in a 24% increase in the floor area of the property. Accounting for the position of the dwelling and the lack of wider visibility from public vantage points, I do not consider that an extension of this scale or style would have a significant or adverse impact on the character of the host property or the wider landscape character.

2.2 Supporting photos



Photo 1: existing rear elevation prior to works on site commencing



Photo 2: render removed from the rear elevation to reveal patchy stone work which was in a poor state of repair



Photo 3: the northern elevation of the proposed extension shares a boundary with the attached cottage which is rendered



Photo 4: this shows the side wall of Falcon Bungalow which is a mixture of stone and render. This forms the southern boundary of the rear elevation

3.0 Proposed changes

To take account of the proposed changes in the materials, the applicant seeks to vary the following conditions:

2	<p><i>Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed on drawings:</i></p> <p>Site Location Plan: dwg no 1922/EX01 Rev B Proposed Plans: dwg no 1922/PL01 Rev D Proposed Elevations: 1922/PL02 Rev C</p> <p><u>Replace the following:</u></p> <p>Site Location Plan: dwg no 1922/EX01 Rev B Proposed floor plans and elevations 2033/1 Oct 20</p>
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- 3 ~~The materials to be used on the external surfaces of the development as indicated within Section 5 of Application Form 3/2019/0677 shall be implemented as indicated unless otherwise agreed in writing by the Local planning Authority.~~

Replace with the following:

All materials to be used in the approved scheme shall be as stated on approved drawings 2033/1 dated Oct 20, and shall not be varied without the prior written approval of the Local Planning Authority

Reason: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality.

P.T.O.