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**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 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 Falicon 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 *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:*

*Site Location Plan: dwg no 1922/EX01 Rev B*

~~*Proposed Plans: dwg no 1922/PL01 Rev D*~~

~~*Proposed Elevations: 1922/PL02 Rev C*~~

**Replace the following:**

*Site Location Plan: dwg no 1922/EX01 Rev B*

*Proposed floor plans and elevations 2033/1 Oct 20*

- 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.*