

Planning Justification

Application Ref: 3/2024/0612

Site: Land opposite Turner Fold, Read, BB12 7QZ

Related Decision Notice: 3/2025/0866

1. Introduction

This statement has been prepared in support of an application to amend the approved development at Land opposite Turner Fold, Read (Planning Decision Notice ref. 3/2025/0866). The proposed amendments are limited in scope and do not alter the approved use, scale, or overall character of the development.

It is confirmed that the only changes from the approved scheme relate to an increase in roof height and a change to the front elevation materials. All other elements of the approved development remain unchanged.

2. Description of Proposed Amendments

The application seeks approval for the following minor amendments:

Increase in roof height

Introduction of solar panels

Change in materials (front elevation only)

Alterations to glazing

New side access door

New/altered dormer

Notwithstanding the above list, only the roof height and front elevation materials differ from the approved plans. The remaining items reflect the previously approved scheme or are unchanged in principle.

3. Justification for Increased Roof Height

Following detailed advice from the project's structural engineer, it was recommended that the existing concrete slab should not be broken up. As a result, the internal finished floor level has been raised, reducing internal head height. To ensure appropriate internal space standards and compliance with Building Regulations, a modest increase in roof height is required. The increase is minimal and does not result in any material harm to the character of the area or neighbouring amenity.

4. Justification for Change in Front Elevation Materials

The applicant proposes to amend the front elevation to incorporate higher-quality materials with increased use of stonework. This will improve durability, reduce long-term maintenance requirements, enhance visual quality, and better reflect local building traditions. The revised materials represent an enhancement to the approved scheme.

5. Planning Assessment

The proposed amendments do not change the use of the building, do not materially alter the approved footprint or layout, do not give rise to additional impacts on neighbouring properties, and do not conflict with relevant local or national planning policies. The proposal continues to accord with the planning principles established under the original permission.

6. Conclusion and Request for Determination Route

This application seeks approval for minor amendments to an already approved scheme, arising from technical construction advice and a desire to enhance material quality. The amendments do not result in any adverse planning impacts and, in some respects, improve the approved development.