Erection of 3 houses at 65 Peterborough Road, Crowland, PE6 0BB

Replacement house types – Variation of condition 2 of permission H02-0082-17



Introduction.

An application is made under section 73 of the Town and Country Planning Act 1990 to vary a condition associated with a planning permission. One of the uses of a section 73 application is to seek a minor material amendment, where there is a relevant condition that can be varied. Where an application under section 73 is granted, the effect is the issue of a new planning permission, sitting alongside the original permission.

There is no statutory definition of a 'minor material amendment' but it includes any amendment where its scale and/or nature results in a development which is not substantially different from the one which has been approved.

The proposal

This is an application to vary Condition 2 of permission H02-0082-17; a condition that lists the previously approved design for three houses. The house types have been altered in manner that is considered a 'minor material amendment'.

In this case a table is presented overpage that isolates the key dimensions of change. Whilst the collective footprint of the three houses including their garages increase by 10%, the floorspace increase is less than 1%. This is because two of the new house types are of a 'chalet' style with smaller first floors, and presenting a lower profile with low eaves.

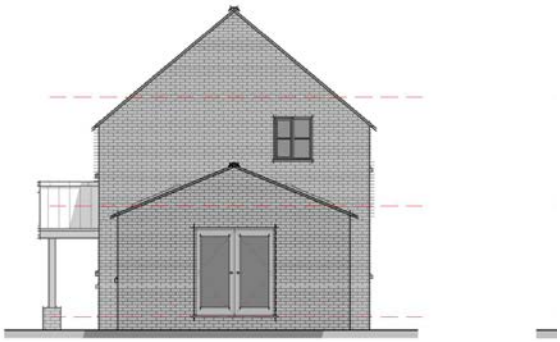


	Previous approval m²	**Present amendment m²**
Footprint Plot 1	99	122
Footprint Plot 2	99	109.6
Footprint Plot 3	126.3	125
Total	**324.3**	**356.6 (+10%)**
Floorspace (external), Plot 1	175	185.5
Floorspace (external), Plot 2	173	168.7
Floorspace (external), Plot 3	212	210
Total	**560m2**	**564.2 (+ less than 1%)**
Ridge height and eaves height Plot 1	RH: 7.5m, EH: 4.75m	RH: 6.83m, EH: 3.47m
Ridge height and eaves height Plot 2	RH:7.6m, EH: 5.2m	RH: 7.3m, EH: 3.55m
Ridge height and eaves height Plot 3	RH:7.6m, EH: 5.2m	RH: 8.1m, EH: 5.02m
Plot 1 size	273	287
Plot 2 size	296	295
Plot 3 size	366	381
Total - Variation due to shared access changes	935	963

Plot 1 Before



Elevation 01 - Front
1 : 100



Elevation 03 - Rear
1 : 100

Plot 1 Now



FRONT ELEVATION REAR ELEVATION

Comment:

A lower building than before. One window added to front elevation first floor facing the rear of houses to the east – but at 28 or so metres distant (window to window). A larger garden results.

Plot 2 Before

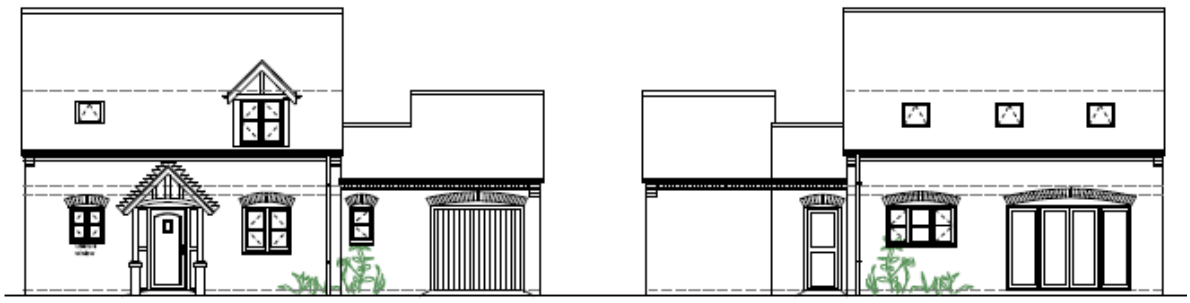


Elevation 01 - Front
1 : 100



Elevation 03 - Rear

Plot 2 Now



Comment

New house has an integral garage (previous garage was detached). Eaves height reduced resulting in a house of far lower impact, and greater attractiveness.

Plot 3 Before



Elevation 01 - Front
1 : 100



Elevation 03 - Rear
1 : 100

Plot 3 Now



Comment.

Very similar to previous approval.

End