PLANNING AMENDMENT

For Office Use only

Application No:

Date Registered:

Case Officer:

SOUTH HOLLAND DISTRICT COUNCIL

(Please complete using block capitals and black ink)

APPLICANT NAME AND ADDRESS	**AGENT NAME AND ADDRESS**
Jackie Jankiewicz Orchard House Blue Gowt Drove Spalding PE11 3PX Telephone: [redacted]	None Telephone:
SITE ADDRESS DETAILS **As above**	
CURRENT APPLICATION NO: This amendment cannot be considered unless the relevant reference is stated.	Orchard House H14-0016-24
Building Regulation reference relating to same development (if applicable)	

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed : Date: 22/01/2024

FULL DESCRIPTION OF DEVELOPMENT OF CURRENT APPLICATION THAT THIS AMENDMENT RELATES TO	Rear extension to existing property.	
State details of amendments proposed. (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered)	Please see the attached as there are several that required addressing.	
State drawing numbers of the current submission	20241, 20242, 20243, 20244	
Has this amendment been requested by the Council? (If so, state Officer dealing with the application)	YES	David Grant
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	NA	
Has a similar amendment been submitted under Building Regulations? (If so, state Building Control Surveyor dealing with application)	NO	

Supporting information with our submitted amended elevation and floor plans that accurately address the observations made below:

East facing side elevation

The side elevation window obscure glazed ground floor shower room window is located beneath the single storey sloped roof. This is not shown on the submitted plans. The window is also of a different design. The ground floor window was moved to accommodate a plant room required for the air source heat pump. The design was reduced but maintained a match including the obscure glass pattern to match the East Elevation of the existing building. Plan number 20241.

The rooflight on the single storey roof above the door is not present – I have removed from the plans as we have decided at this point in time there is no requirement for additional window. Plan number 20241.

The solar panels on the first floor roof are not shown on the plans. This was a subsequent addition and we were not aware planning was required. Subsequent email exchange with David Grant confirmed: “It would appear that solar panels do not require permission as they do not extend above the roofline, nor do they appear more than 20cm above the roof slope.” We have however submitted drawings to show the installation. Plan number 20241.

North facing rear elevation

The design of window serving the utility / boot room does not accord with the submitted plans. This window was increased in size as it was considered that the original window would not have sufficient daylight. The panes of glass were changed to match with the French doors.

The design of the window serving the first-floor bedroom does not accord with the submitted plans. This window was increased in size as it was considered that the original window would not have sufficient daylight. The panes of glass were changed to match with the French doors.

The design of the window serving the staircase does not accord with the submitted plans. A window serving the staircase was introduced to provide light over the staircase.

There is a porch roof with wooden supports that is not present on the submitted plans. A revised plan showing this permitted development has been shown on plan 20242. The Porch is 3.3m high. Permitted development is 3m (or 4m for an apex roof).

West facing side elevation

There is a flue on the south facing roof slope of the family room that is not present on the submitted plans. On further email exchange with David grant he confirmed: **“Permission is not required for a log burner if the flue does not project more than 1 meter above the highest part of the roof. I cannot say with certainty whether or not the flue is 1 meter or greater above the ridge height. Given the location and design of the flue I do not have any concerns regarding the installation.”** We have added the flue positioning on the plan 20244 an because it is present on site, we understand it should be present on the plans and this is a single-story room and the flue does not go above the house ridge which is a 2 story building.

There are solar panels on the south facing roof slope of the family room that are not present on the submitted plans. Subsequent email exchange with David Grant confirmed: **“It would appear that solar panels do not require permission as they do not extend above the roofline, nor do they appear more than 20cm above the roof slope.**” We have however submitted drawings to show the installation plan number 20243.

There are solar panels on the west facing first floor roof slope of the existing dwelling that are not present on the submitted plans. Subsequent email exchange with David Grant confirmed: “It would appear that solar panels do not require permission as they do not extend above the roofline, nor do they appear more than 20cm above the roof slope.” We have however submitted drawings to show the installation. Plan number 20244.

Attached is the design document for the solar panel installation.

Photos are also attached of each elevation.