PLANNING STATEMENT
MINOR MATERIAL AMENDMENT

PROPOSED PARTIAL DEMOLITION, ALTERATIONS AND EXTENSION
(REVISED PROPOSALS FOLLOWING H22-0591-16)
16 BROADGATE
WESTON
SPALDING

1 THIS APPLICATION, WHICH IS FOR A MINOR MATERIAL AMENDMENT, PROPOSES A NUMBER OF MINOR CHANGES TO AN APPROVED SCHEME FOR PROPOSED PARTIAL DEMOLITION, ALTERATIONS AND EXTENSION TO AN EXISTING TWO STOREY DWELLING AT BROADGATE, WESTON PLANNING REFERENCE H22-0597-16. WORKS HAVE COMMENCED

2 THE DWELLING SITS WITHIN THE BOUNDARY OF DEVELOPMENT OF THE VILLAGE OF WESTON

3 THE WORKS APPROVED UNDER H22-0597-16 INCLUDED THE DEMOLITION OF AN ATTATCHED SINGLE STOREY GARAGE ON THE NORTH SIDE OF THE DWELLING AND REPLACED WITH A TWO STOREY EXTENSION, AND A SINGLE STOREY EXTENSION ON THE SOUTH EAST CORNER OF THE DWELLING PERPENDICULAR TO THE SOUTH EASTERN BOUNDARY

4 FOLLOWING COMMENCEMENT OF THE WORK CONSISTING OF DEMOLITION AND ERECTION OF THE TWO STOREY EXTENSION THE APPLICANTS NOW HAVING A YOUNG FAMILY, THEIR REQUIREMENTS HAVE CHANGED AND ARE SEEKING A LARGER OPEN PLAN KITCHEN / DINING AREA WHICH WILL INVOLVE THE FOLLOWING CHANGES

- SLIGHT REPOSITIONING OF THE SUN ROOM AND REDUCTION IN SIZE
- SUN ROOM NOW 4.2 METRES FROM SOUTH EASTERN BOUNDARY FORMERLY 3.2 METRES
- SUN ROOM ROOF NOW TO BE CLAD IN PLAIN TILES AS THE EXISTING DWELLING
- PUSHING OUT OF THE REAR WALL OF THE EXISTING KITCHEN RESULTING IN AN ADDITIONAL FLAT ROOF AREA THAT WILL SIT BETWEEN THE SUN ROOM AND TWO STOREY EXTENSION

5 IT IS CONSIDERED THAT RELATIVE TO THE APPROVED DEVELOPMENT, THE CHANGES PROPOSED ARE MODEST AND DOES NOT ALTER THE OVERALL CHARACTER AND APPEARANCE OF THE DWELLING. THESE CHANGES ARE CAPABLE OF BEING TREATED IN THIS INSTANCE AS A MINOR MATERIAL AMENDMENT (VIA AMENDMENT TO THE APPROVED PLANS REFERENCED WITHIN CONDITION 2 OF H22-0597-16)
THE CHANGES ARE CONFINED TO THE REAR / REAR CORNER OF THE DWELLING AND

- ADDITIONAL FLOOR SPACE IS TO REAR OF THE DWELLING, IS SINGLE STOREY AND SITS BETWEEN PREVIOUSLY EXTENSIONS - H22-0597-16
- NO INCREASE IN OVERALL LENGTH, WIDTH OR HEIGHT OF PREVIOUSLY APPROVED SCHEME
- PROPOSED ADDITIONAL FLOOR SPACE / EXTENSION NOT VISIBLE FROM PUBLIC VANTAGE POINT
- PROPOSED ADDITIONAL FLOOR SPACE / EXTENSION DOES NOT OVERLOOK NEIGHBOURS
- THERE ARE NO IMPACTS BEYOND THE SITE ITSELF
- NO DETRIMENTAL IMPACT ON THE CHARACTER AND APPEARANCE OF THE LOCALITY OR ADJOINING RESIDENTIAL AMENITY

END