Planning Statement

16.10.23

Following on from a question about our final build size we had a meeting with Karen Fryer and other planners to verify if indeed the building was built over size. In reality the width, height and length of the two storey section is built as per plan +/- 20mm. The width and length of the single storey section we believe is actually slightly shorter in length than the drawing that was considered.

The only change is to the height of the single storey roof and parapet. This increase in height of the flat roof followed a discussion with our Building control office (BCO) who said they would like to see the level of insulation increased as the building regs had changed twice over the period between starting the project and getting to roof height. We had no problem with increasing the insulation as it helps to increase the efficiency of our build. However; no one explained at the time that this slight alteration in roof height would need to be submitted and passed by the planners.

As, by this time, the roof was built and the extensions were effectively finished (barring internal fit out) we asked if the roof height could be considered as an non materials amendment, but this was declined in favour of a S73 submission. Karen requested that we submit plans of the “as built” project in order for all the dimensions to be correlated for the planers records and to do this under a materials ammendment or section 73. As such this is our submission.

Many thanks
Carl Duringer