Planning Amendment Application

3 The Pastures, Lower Westwood, Bradford-On-Avon, BA15 2BH

I wish to submit an amendment to planning for my previously approved application (Ref. No. PL/2023/01166).

The basis of this request is we are looking to reduce the financial outlay whilst continuing to increase the footprint of our house, allowing an increase in living space for our family. We believe the simple way to do this is to leave in place the adjoining wall between our current living area and our existing garage, removing the previously approved corner meeting glass sliding doors from our plans along with the removal of the previously approved canopy. As a result of this we will no longer require the steels, some quite large, to support the structural element, thus reducing the cost and complexity of the build.

In its place I propose the erection of a 6500mm x 4000mm rear extension, in place of the previously approved rear extension with the canopy being replaced with a simple patio area.
With the removal of the previously approved canopy, the overall development footprint width is now reduced, with a slight increase coming to the depth (approx. 30cm), as demonstrated in my accompanying plans.
The leaving in place of the adjoining wall (mentioned in the second paragraph) will also allow us to incorporate a previously absent "cubby hole" work area/office space which suits my wife's work from home requirement along with providing a study space for my children.

The newly proposed rear extension will be finished with a black, 3000mm wide aluminium bifold door fitted in the very rear, South-West elevation, with 1750mm of wall either side.
The newly proposed rear extension will also incorporate a set of 1800mm wide French Doors, also in black fitted to its South-East elevation, leading out to the patio area. The rear extension will be finished with a rubber coated, warm, flat roof.

Finishing the appearance of the rear of the property there will be a 1500mm wide black, heritage style set of French doors which will lead out of the new kitchen area to the patio as well.

The South-West facing, most rear elevation of the new extension will be wooden cladded with the South-East elevation of the new extension eventually being of a render finish.

The final part of the amendment comes with the removal of a window on the South-East side of the existing property, this will be simply filled in with a finish sympathetic to the existing structure.

The rest of the proposed development (front extension, garage and dormer) were all previously approved under application Ref. No. PL/2023/01166 and I have no proposed amendments to make to them.

If you require any further detail or explanation to support this application please do not hesitate to contact me.

Many thanks,

James Blakey