

STATEMENT TO VARY CONDITION 2 OF APPLICATION 4/24/2022/0B1
PLOT 2 ONLY

STATEMENT TO VARY CONDITION 2 FOR PLOT 2 ONLY OF APPLICATION 4/24/2022/0B1 (VARIATION OF CONDITION 2 TO AMEND THE FLOOR & ELEVATION PLANS FOR PLOT 3 ONLY OF PLANNING APPLICATION 4/23/2086/0B1 - VARIATION OF CONDITIONS 2,3,4,5,6,7,8,9 & 11 OF PLANNING APPROVAL 4/21/2369/0R1 - RESERVED MATTERS FOLLOWING OUTLINE APPLICATION 4/20/2491/0O1 FOR RESIDENTIAL DEVELOPMENT)

Variation of Condition 2 PLOT 2 ONLY

- Piers of balcony increased from 440mm to 650mm.

Requirement from structural engineer's calculations during building regulations submission to provide structural stability.

- St Bees sandstone Jambs added to windows and doors that are on the front elevation and are constructed with the course St Bees sandstone block.

To improve appearance of unfinished edges and provide a flat surface for the window and door frames to fix to and providing a more effective seal.

- Dentil course added to brick work for aesthetics.

- Garage position moved backward, and the finished floor level increased by 1.00m, (garage design remains the same).

To minimise the amount of dead space behind the garage. After setting the garage out it was noticed that the finished floor level is currently at the lowest point to the rear of the plot, meaning the driveway would require large retaining walls along plot 1 boundary and extra material would need to be removed. Raising the floor height by 1.00m to 41.150 creates a more sensible compromise between the two levels spanning the width of the plot and keeps it below the proposed height of Plot 1 garage.



2.5m difference in height between FFL of the existing garage design and plot 1 boundary.