



ABSOLUTE ARCHITECTURE

Parkers Cottage, Ward's Cross, Hurst, Wokingham, RG10 0DS

s73 application ref: 242786

5 November 24

Application to vary condition 2 of planning consent 232492 for the proposed erection of a replacement two storey link extension following removal of the existing two storey link and erection of a part single part two storey side/rear extension with 1 no. Juliet balcony, plus addition of a side dormer following removal of the existing side dormer, removal of a pergola, installation of a flue, changes to fenestration, landscaping and front boundary treatment and relocation of the dropped kerb. Condition 2 refers to approved details. (retrospective)

Supporting Statement

This s73 application has been submitted following earlier discussions with Wokingham Planning officer [REDACTED] in email correspondence dated 25 September 2024, advising that these amendments could not be dealt with as a minor amendment nor a discharge of condition to the existing consent, but would need to be dealt with as a s73 application.

Condition 2 of planning permission ref. 232492 states: *Approved plans – The development shall be carried out in accordance with the submitted plans.*

This application seeks to vary this condition by replacing approved plans 014-XX-XX-PL-17 000 P2, 014-XX-XX-PL-17 001 P2 and 014-XX-00-PL-11 000 P1 with the following amended drawings:

- 581 110B – Proposed Ground Floor Plan
- 581 111B – Proposed First Floor
- 581 120B – Proposed Elevations
- 581 131B – Proposed Front Wall Details

These drawings incorporate the following amendments to the approved scheme:

1. The raising of the cottage chimney,
2. The centering of the first floor 'juliette' balcony on the gable of the rear elevation,
3. Changing the design of the front boundary wall.

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These amendments are required for the following reasons:

The raising of the cottage chimney

The roof to the original part of Parkers Cottage is thatched and the exiting chimney stack and chimney are now too close to the thatch to comply with current fire safety requirements under the Building Regulations. Consent is required to raise the chimney accordingly.

Centering the first floor 'juliette' balcony on the gable of the rear elevation

The approved scheme has the new first floor juliette balcony off center within the rear gable. This does not suit the internal room layout and creates an unbalanced appearance to the external elevation. Consent is required to reposition these first floor doors and balcony rail on the centerline of the gable ridge.

Changing the design of the front boundary wall

The existing brick wall to the street front is in poor condition, unstable, and in need of replacement / repair. The proposed amendment is that this wall is taken down and rebuilt but with the splay removed, and lower in height, in order to improve visibility at the driveway junction to the road.

We consider these amendments to be acceptable improvements to the current approved scheme and request approval under this s73 application accordingly.

Stephen Simkins RIBA
5 November 2024

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