

Further to the grant of planning permission referenced 242797 at 99 Hyde End Lane, we are needing to amend the proposals to achieve Building Regulations requirements.

The amendment required is that the front eaves and ridge height of the existing side extension would be raised by 3x brick depths (eaves approximately 180mm), (ridge approx 300mm) but following the same pitch as existing.

We are considering our options to ensure that we comply with the planning permission granted and thus we consider an application for a Section 73 would rectify this and ensure full compliance with the permission. Given that there is no definition of such an application, we wanted to ensure that we discuss this with you before commencing any abortive work. The proposed adjustments to the eaves and ridge height of the approved extension constitute a minor amendment for the following reasons:

1. Minimal Visual Impact – The modest increase in height does not materially alter the extension's relationship with the host dwelling or neighbouring properties, preserving the original design intent and street scene.
2. No Harm to Amenity – The change does not result in additional overshadowing, loss of privacy, or adverse impacts on neighbouring properties beyond those already assessed in the approved scheme.
3. Consistency with Original Permission – The amendment remains within the scale and massing envisaged by the original permission, ensuring compliance with local planning policies.
4. Functional Improvement – The slight increase facilitates practical internal ceiling heights, improving usability without deviating from the approved footprint or materials. This is also required to comply with Building Regulations.