

Planning Statement

Section 73 Application – Variation of Condition 2

Application No: 260945

Applicant: Mr & Mrs Westell

Site Address: The Old Thatch, Lower Sandhurst Road, Finchampstead, Wokingham, RG40 3TH

1. Introduction

This Planning Statement has been prepared in support of a Section 73 application seeking to vary Condition 2 (Approved Plans) attached to planning permission reference 252455.

The approved permission relates to the demolition of the existing dwelling and outbuildings and the erection of a replacement 4-bedroom dwelling with associated car port and rooflights.

Condition 2 secures the approved drawings and design details. This application seeks consent for a series of minor material amendments to the approved scheme. These changes relate primarily to external appearance, including materials, fenestration, dormer design, and porch detailing.

2. Purpose of the Application

The purpose of this Section 73 application is to regularise and approve a number of refinements to the design which have emerged through detailed design development.

The amendments are modest in scale and do not alter the overall footprint, height, scale, or use of the approved dwelling. The proposal remains fully compliant with the original planning principles established under permission 252455.

3. Summary of Proposed Changes

The proposed variations to the approved drawings are as follows:

- Addition of a bay window to the left-hand front projection
- Change of bay window roof finish from tile to lead
- Alteration of the right-hand front projection from a barn hip to a gable
- Reduction and alteration of the porch design
- Reduction in the extent of flint facing to the front projection
- Correction of a single-storey element previously shown as timber boarding to now be finished in flint
- Dormers revised from gabled to hipped forms
- Introduction of single three-section windows to all four principal projections
- Amendment to window head detailing, changing from arched to splayed heads

4. Design Rationale

The proposed amendments represent design refinements intended to improve the architectural coherence and detailing of the dwelling.

- The addition of the bay window and revised fenestration enhances the visual interest and articulation of the front elevation.
- The use of a lead roof to the bay window provides a more appropriate and high-quality material finish.
- The change from barn hip to gable and the revision of dormers to hipped forms results in a more balanced and cohesive roofscape.
- Adjustments to the porch create a more proportionate and visually appropriate entrance feature.
- Revisions to materials, including the reduction of flint and correction of finishes, ensure consistency and alignment with the overall design approach.
- The move from arched to splayed window heads reflects a more sympathetic character to the dwelling.

Overall, these changes improve the architectural quality of the scheme without materially altering its character or impact.

5. Planning Considerations

The proposed amendments are considered to be minor material changes that do not give rise to new or different planning impacts compared to the approved scheme.

- Scale and Massing: No changes
- Residential Amenity: No additional impacts
- Character and Appearance: Maintained and enhanced through improved detailing
- Highways and Access: Unaffected
- Use: Unchanged (single dwelling)

The development as amended continues to comply with relevant local and national planning policies and the principles established under the original consent.

6. Conclusion

This Section 73 application seeks approval for a series of minor design amendments to improve the detailing and overall appearance of the approved dwelling.

The changes are modest, do not materially alter the nature of the approved development, and are considered acceptable in planning terms.

Accordingly, it is respectfully requested that Condition 2 of planning permission 252455 be varied to reflect the updated drawings submitted with this application.