



Head of Development Control
Wokingham Borough Council

16th January 2025

(by email only)

Dear Sir/Madam,

Re : s73 Application @ 1 Grange Cottages, Broadcommon Road, Hurst

Following the Council's approval of application 232970 for householder works at the above, the Applicant now wishes to introduce an alternative window and door arrangement to the side and rear elevations. A s73 application is therefore submitted, to ensure that the references to approved plans (as set out at Condition 2 of the original permission) are accurate in terms of the actual development that occurs.

For clarification, no amendment is proposed to the front elevation of the dwelling.

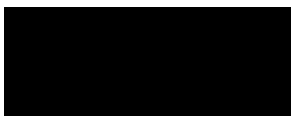
The proposed alteration to the first-floor side window introduces a minimal change to the arrangement and size of the window as approved, but its general appearance, when viewed from both within the site, and from the highway (above the hedge line) will remain just as approved.

The alterations to the ground floor side elevation involve the swapping of door and window. Such an alteration will have no significant impact upon the appearance of the building, and the change will only be visible within the site, given that the front hedgerow will screen any views of the ground floor from the highway at the front of the property.

Finally, the amended elevations also illustrate the introduction of bi-fold doors to the rear and side elevations. Such a change to the approved plans will not be evident from outside of the site and will have no impact upon the appearance of the property in the streetscene.

The proposed amendments will therefore adhere with relevant development plan policies, and as with the previous consent, the s73 proposal should also be approved.

Yours sincerely,



Andy Meader BSc Hons Dip TP MRTPI

Director

