NMA PP-15249897

65 Eastcourt Avenue - Porch

Porch Amendments

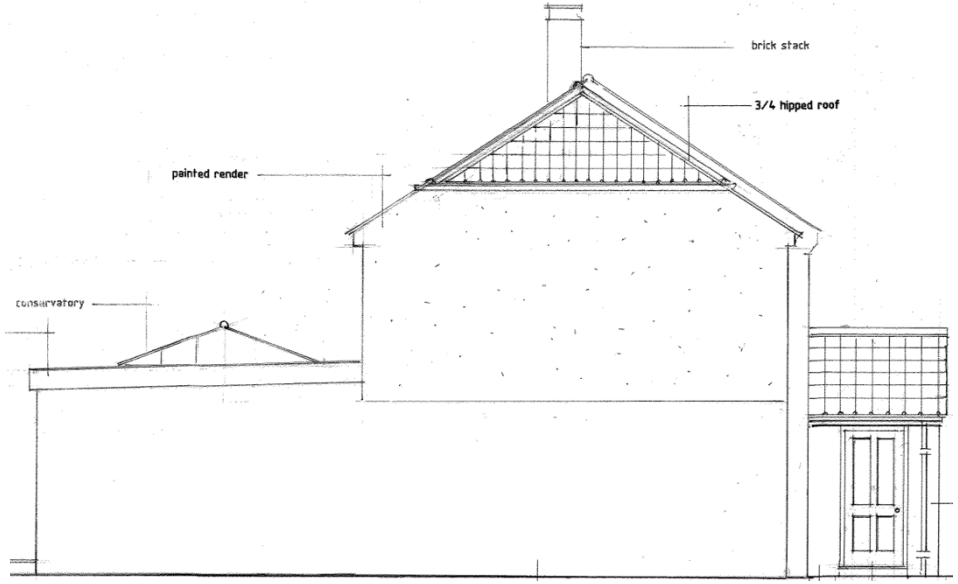
28/09/2026 rev B

This document identifies the specific amendments sought under this Non-Material Amendment application.
Except for the amendments expressly identified, all other elements of the approved scheme remain unchanged.

I am happy to provide any further information or clarification required to assist determination of the application.

Porch Changes

APPROVED

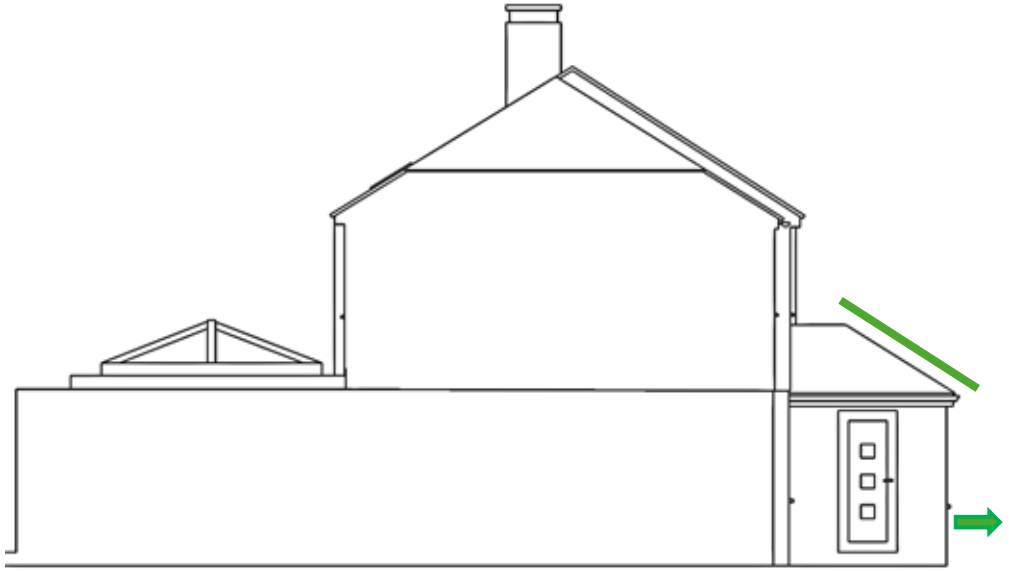


APPROVED

PLANNING APPROVED PORCH DESIGN

- Approved as part of planning application 252886
- Narrow entrance, proportionally like entering side of a front facing porch.
- Required two gutter downpipes.
- Requires external door internally to hall.

PROPOSED



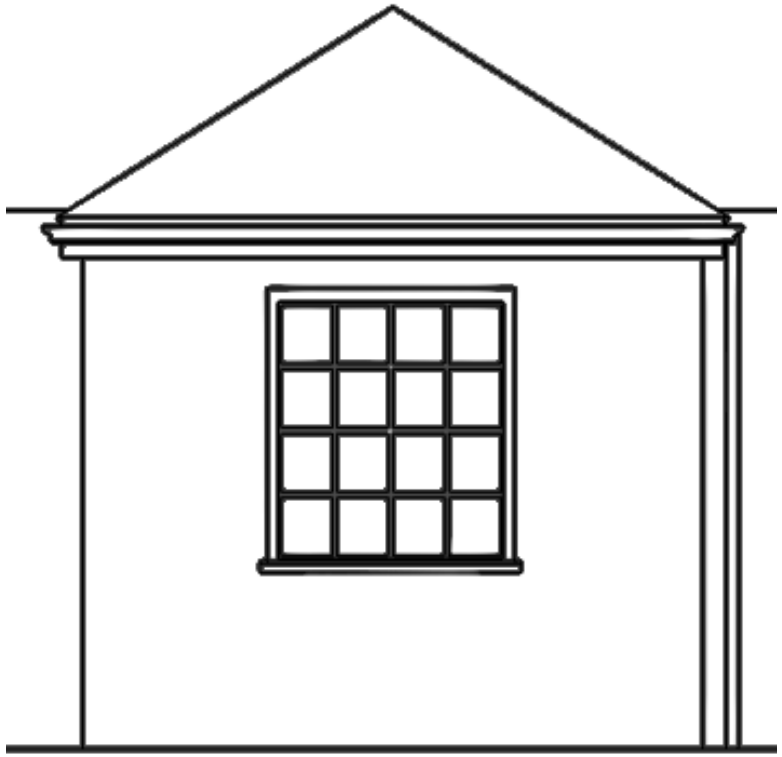
PROPOSED

NMA REQUESTED CHANGES

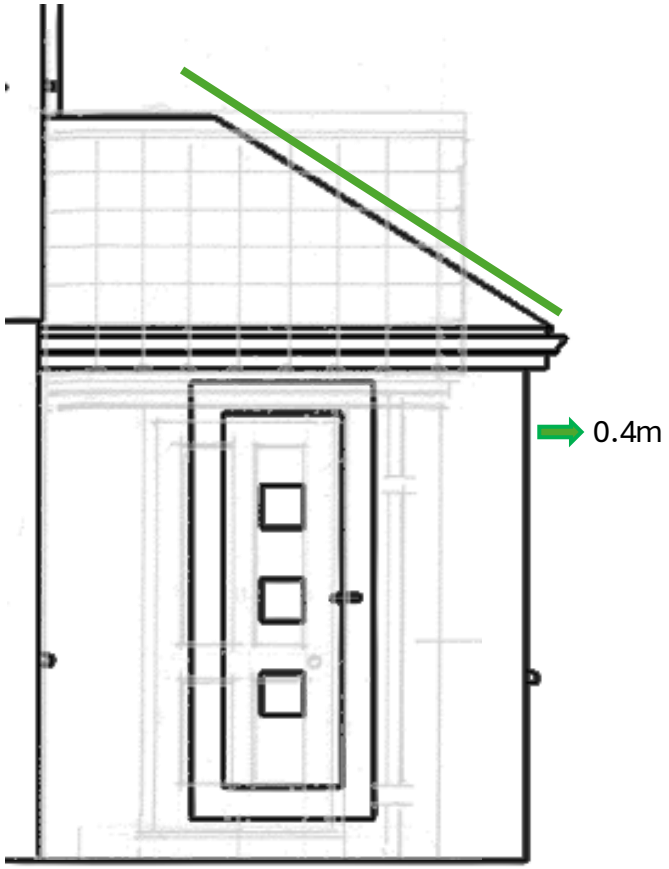
- 0.4m Additional Depth
- Hipped roof
- Combined gutter arrangement with a single downpipe on the right-hand side
- Cavity wall insulation to meet Part L insulation requirements of building regs and removal of internal ‘external’ door.

0.4m

Porch Changes – Overlayed Comparison



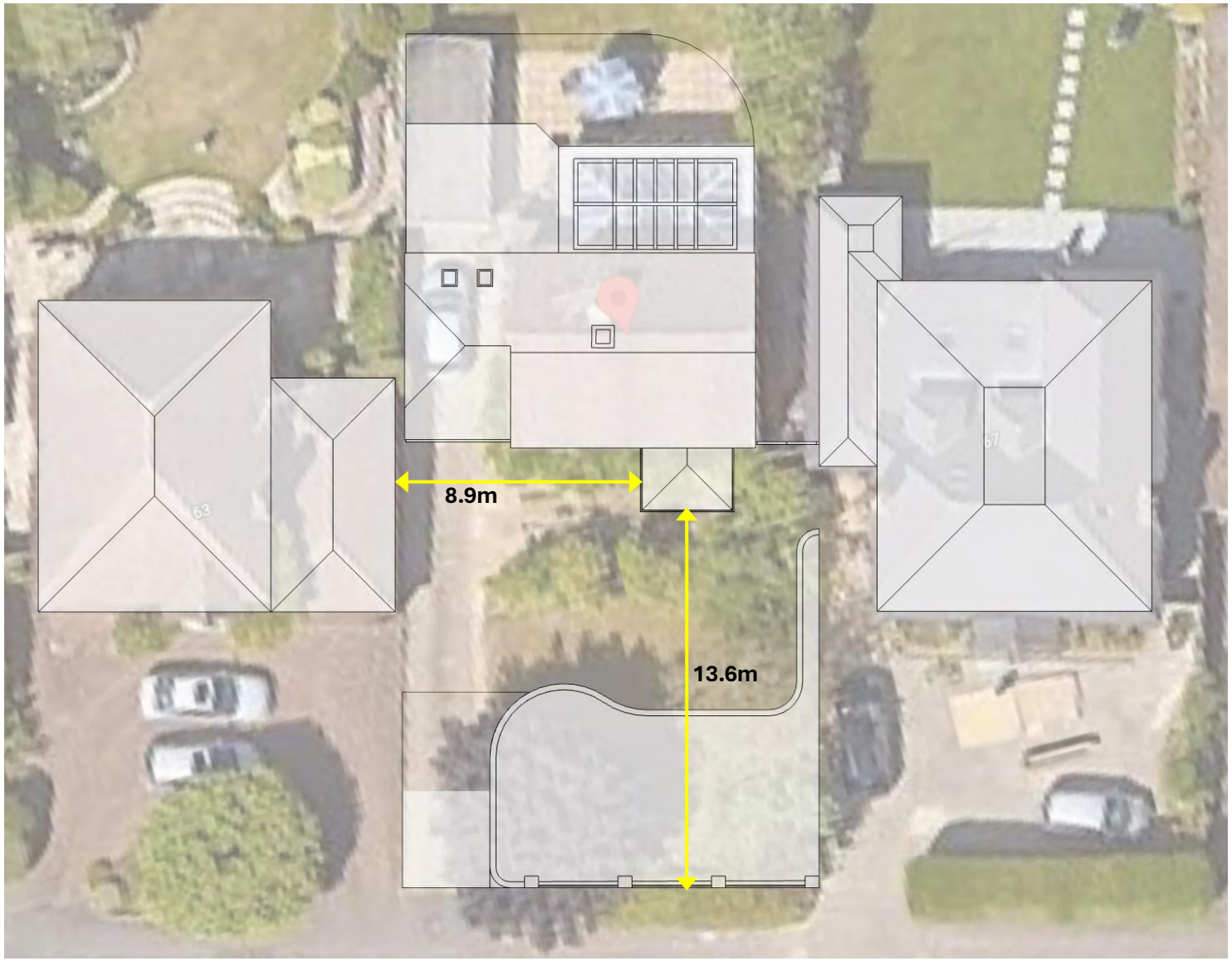
Front Aspect – No Change
Gutter and hipped front only



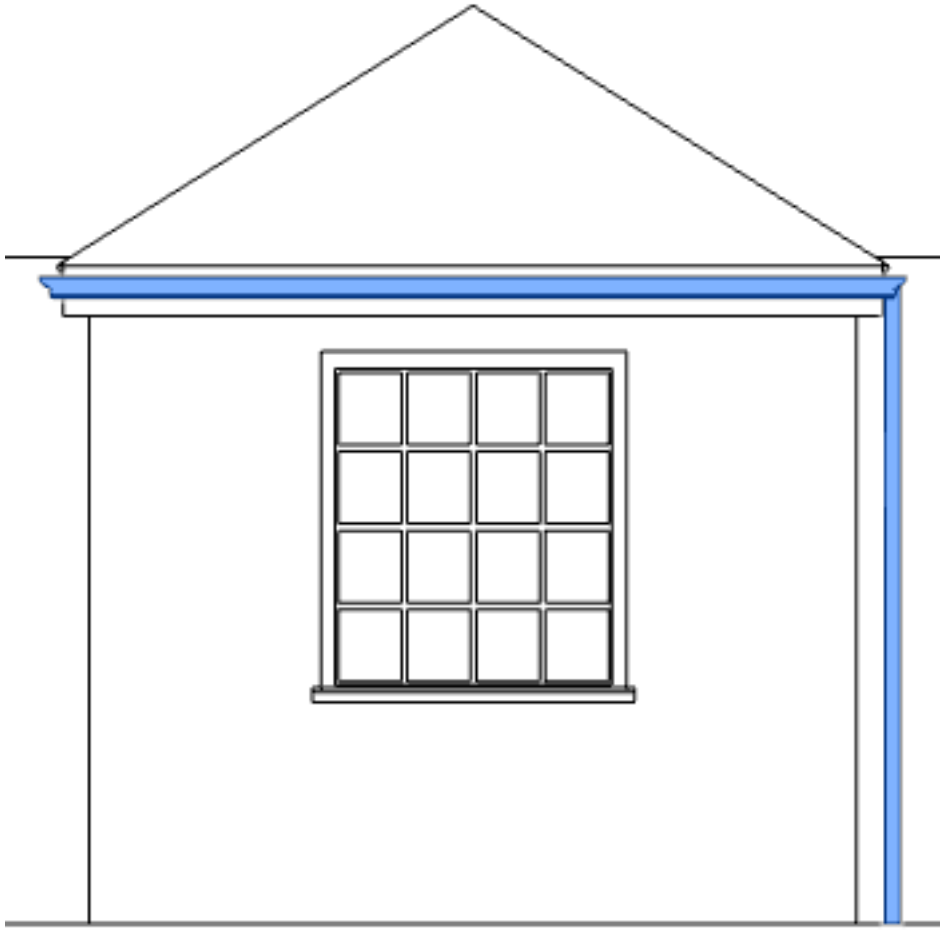
Side Aspect
Increase in depth offset by hipped roof
for comparable overall visual mass

Whilst there is a small increase in depth, the visual mass is offset by the hipped roof and due to the substantial set back from both road and boundary an NMA seemed a viable route for the the amendment. Additionally note that the size change is very small in proporti on to the overall planning approval and with no change to width we have not move closer to any neighbouring boundaries.

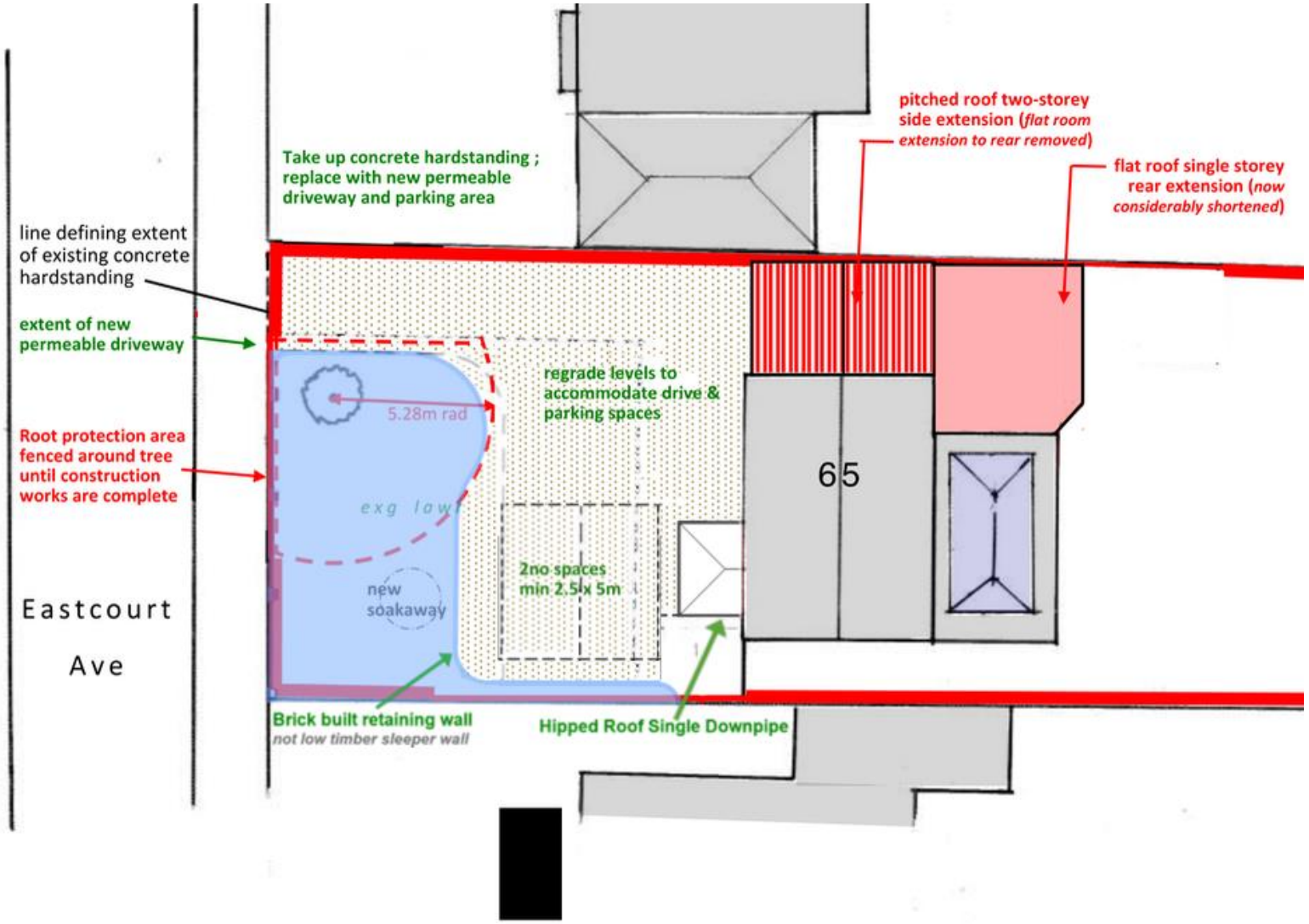
Porch Changes – Situation to Road and Boundary



Porch Changes – Combined U-Gutter + Single Down Pipe



SINGLE DOWN PIPE

- Combined gutter arrangement with a single downpipe on the right-hand side
- Same soakaway location in front garden – no change.

Porch Changes – Shown on Ground Plan