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Application for Non-Material Amendment to Planning Permission 260051
Magnolia House, 16 Northbury Lane, Ruscombe, RG10 9LQ

Dear Planning Officer,

Please accept this covering letter in support of a Non-Material Amendment application relating to the above householder planning permission.

The approved development is described as the erection of a single storey front extension for a replacement porch, conversion of the existing garage to habitable accommodation, and erection of a detached double garage. The proposed amendments do not alter the main description, principle, use and scale of the approved works. The amendments shown on drawing 2607-PL-001 are as follows:

- The snug window has been enlarged to better align with the proportions and height of the existing windows on the dwelling
- Minor modifications have been made to the internal wall positions and layout within the existing/proposed accommodation
- Minor amendments have been made to the size and arrangement of the front door opening
- The front door has been set back within the porch to create a more sheltered and practical entrance, including an improved entrance/seating area
- The porch roof form has been amended from a gable roof to a hipped roof, to better relate to the existing hipped roof forms of the main dwelling

The purpose of the amendments is to improve the appearance, usability and practicality of the approved scheme for the occupants. The revised porch arrangement is considered to be more sympathetic to the existing dwelling and remains domestic in scale and character.

The amendments are considered non-material and do not alter the approved detached garage, site layout, parking arrangement, relationship with neighbouring properties or external materials strategy. The changes remain consistent with the character and appearance of the existing dwelling and surrounding residential setting.

Drawing 2607-PL-001 is submitted to supersede the relevant approved floor plan and elevation information where amended. All other approved drawings remain unchanged.

Yours sincerely,

Gareth Cotter