

Non-material Amendments

For 93 Middleton Road - Demolition & erection of 1 No. dwelling to existing ground floor slab.

Planning Application M/133/17/PL

Description of non-material amendments requested for approval

1. Reduce the length of the 2 small fanlight windows in the East Elevation from 1.2m to 1.0m
 - a. Reason: To fit with internal layout in the utility room and retain consistency of window size in the adjacent study.
2. Install a preformed rendered chimney stack
 - a. Reason: Have decided to install a gas fire in the main lounge area, therefore a brick chimney stack is not required. As a result, the chimney stack can also be reduced in height to 900mm. It will also significantly reduce costs involved in building a brick and pumice flue, but retain the visual effect.
3. Reduce the length of the kitchen window in the West Elevation from 1.6m to 1.2m
 - a. Reason: To fit with internal layout of kitchen units and positioning of sink unit.
4. Reduce the length of the playroom window in the West Elevation from 1.6m to 1.2m Shown as 1.2 m on the elevational drawing, but incorrectly dimensioned on the plan.
 - a. Reason: To fit with internal furniture layout
5. Remove the high-level window in bedroom 1 West Elevation.
 - a. Reason: Unnecessary. Sufficient daylight provided by remaining windows.
6. Install external SVPs on the West Elevation. SVP will penetrate through the eaves and terminate above gutter line. One outside each of the kitchen areas at the end of the drainage runs.
 - a. Reason: 1. Ease of construction. 2. Reduced internal noise from waste discharge. 3. Hide expansion joint in external render.
7. Install white aluminium windows and doors to the South, West and East Elevations. Install grey (Anthracite Grey RAL 7016) aluminium bi-fold doors to both kitchens, dining room and conservatory. Note. Windows will be clear glazed with no central bars except for the bed 1 ensuite which will be obscure.
 - a. Reason: Cost and colour preference
8. Replace 2m fixed pane window in large kitchen with identical size bi-fold doors.
 - a. Reason: Improved functionality and consistency of appearance
9. Lower height of roof windows in bedrooms 3 & 4 to 1.1m above first floor level
 - a. Reason: Comply with Building Regulations requirements for means of escape.
- ~~10. Install a 1m x 2m flat glass rooflight with a 100mm kerb height centrally in the girder truss flat roof over the kitchen on the East Elevation.~~
 - ~~a. Reason: Improve daylight to the kitchen area over the central island unit.~~