

Crawfern Homes Ltd
Victoria House
14 St Johns Road
Hedge End
Southampton

1 November 2017

Your Ref :
Our Ref : P/91/17/NMA

Please ask for :
Mr S Davis
01903 737874

Dear Mr Spratt,

Section 96A of the Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) - Article 10

Application for a non- material amendment following the grant of P/125/14/PL relating to approved plans.

251 Pagham Road, Pagham, ,

I refer to your recent application for a Non Material Minor Amendment. You propose a number of amendments which are predominantly as a result of proposed construction methods/tolerances and the regularisation of discrepancies within the approved drawings. It is noted that the external wall thicknesses as drawn on the approved drawings were thicker than the proposed construction build ups and this has resulted in the dimensions and areas increasing but the overall footprint has remained the same. Particular amendments are as follows:

Plot 1 - Alterations to the design of the rear (western) dormer, alterations to the design of the rear (western) ground floor windows and alterations to the design of the side (northern) ground floor door & window;

Plots 2-3 - Alteration to the design of the front pitched roof above the open porch;

Plots 4-6 - Roof lowered and broken up into two pitched sections, addition of three sun tubes to the roof;

Plots 7-9 - Alteration to the materials/design of the front gable roof projection and addition of three sun tubes to the roof;

Plots 10-11 - Addition of two sun tubes to the roof, alterations to the design of the first floor windows and alterations to the design of the ground floor door on one of the side elevations;

Plots 12-14 - Alterations to the design of first floor rear windows, alterations to the design of the ground & first floor windows to both side elevations, alterations to the design of the ground floor front windows & doors and alterations to the design of the roof level front single dormer;

Plots 15-17 - Alterations to the design of first floor rear windows, alterations to the design of the ground & first floor windows to both side elevations, alterations to the design of the ground floor front windows & doors and alterations to the design of the roof level front single dormer;

Plots 18-21 - Alteration to the shape of the bay window to no. 21 resulting in a marginal increase in footprint, alterations to the design of the design of first floor rear windows, alterations to the design of the ground floor windows & doors to the front and alterations to the design of the ground & first floor windows to one of the side elevations;

Plots 22-27 (Flats) - Materials changed from brick & cladding to all brick, removal of first floor useable balconies & replacement with Juliette balconies;

Plots 28-30 - Alteration to the materials/design of the front gable roof projection and addition of three sun tubes to the roof;

Plots 31-33 - Alterations to the design of first floor rear windows, alterations to the design of the ground floor windows & doors and alterations to the design of the ground/first floor windows to both side

elevations;

Plot 34 - Alteration to the materials/design of the front gable roof projection and alterations to the design of the ground floor rear door;

Plots 35-37 - Roof part lowered, alteration of ground floor front windows/doors, alterations to the design of one front first floor window, alterations to the design of the first floor rear windows/doors, alterations to the design of one rear first floor window and alterations to the design of the 4 ground/first floor windows on one of the side elevations; and

Plots 38-40 - Alteration to the shape of the bay window to side of no. 40 resulting in a marginal increase in footprint, alterations to the design of the ground floor front door/window/covered porch configurations, alterations to the design of the ground & first floor side windows and alterations to the design of the ground & first floor rear windows/doors.

It is regrettable that the decision has been taken to remove the balconies to the first floor flats as these were proposed following planning officer negotiation on the original application in order to provide a better standard of amenity for first floor occupiers. However, they are nonetheless acceptable as non-material amendments.

I have compared the submitted drawings with the approved and agree that these changes can be treated as non-material minor amendments to the approved scheme. Therefore, the plans listed below now become part of the approved plans.

- * 108.16 SK01 Plot 01 Plans and Elevations
- * 108.16 SK02 Plot 02-03 Plans and Elevations
- * 108.16 SK03 Rev A Plot 04-06 Plans and Elevations
- * 108.16 SK04 Rev A Plot 07-09 Plans and Elevations
- * 108.16 SK05 Rev A Plot 10-11Plans and Elevations
- * 108.16 SK06 Plot 12-14 Plans and Elevations
- * 108.16 SK07 Plot 15-17 Plans and Elevations
- * 108.16 SK08 Plot 18-21 Plans
- * 108.16 SK09 Plot 18-21 Elevations
- * 108.16 SK10 Plot 22-27 Plans
- * 108.16 SK11 Plot 22-27 Elevations
- * 108.16 SK12 Rev A Plot 28-30 Plans and Elevations
- * 108.16 SK13 Plot 31-33 Plans and Elevations
- * 108.16 SK14 Plot 34 Plans and Elevations
- * 108.16 SK15 Plot 35-37 Plans and Elevations
- * 108.16 SK16 Plot 38-40 Plans and Elevations

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning

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