

BRETT INCORPORATED

PLANNING AND DEVELOPMENT SERVICES

LIMITED



27 March 2026

Our Ref.: 0939.88

Dear Madam,

Section 73 application for variation of condition 2 (Drawings), vary the drawing reference on condition 7 (Tree Protection) and removal of conditions 12, 13, 14 and 15 (Water Neutrality) of DC/24/0481 (Erection of dwelling, carport with store and greenhouse) to amend design of dwelling and garage and remove water neutrality conditions at 4 Bayley Paddock, Mill Lane, Littleworth

This application seeks, amongst other things, to substitute approved drawings 0939.83&84/storage tanks, 0939.84/02, 0939.84/03, 0939.84/04, 0939.84/05, 0939.84/06 and 0939.84/07 with drawings 0939.88/02 to 07 submitted with this application. This to facilitate a reduction in size of the garage/store and amendments to the house as further described below that will remain in its approved position.

The application also seeks for good measure to substitute the reference in tree protection condition 7 to drawing 0939.83/02, with the current drawing 0939.88/02 and to delete conditions 12, 13, 14 and 15, all of which relate to water neutrality that is no longer applicable in the light of Natural England's

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MANAGING DIRECTOR ~~~~~ SIMON BRETT MRTPI

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Withdrawal Statement of 31 October 2025 confirming that its Water Neutrality Position Statement 2021 has been withdrawn.

The proposed amendments to the approved development include a reduction in size of the proposed garage/store down from 10.3m x 6m and a height of 5.6m to 9m x 5m and a height of 5m to reflect the similar building approved for 1 Bayley Paddock.

The footprint of the dwelling will remain as approved save for a modest extension to the sunroom on the southern elevation that now incorporates a chimney for a log burner in that room and additional light into what will now be mainly an open plan layout. Western facing doors to the dining room have been replaced with a window in view of the revised approach to the patio doors to the dining room and sunroom. The western dormer above the sunroom has been extended in depth to match the eastern dormer to ensure an acceptable design solution for the chimney.

In common with the amendments to the dwelling on Plot 2 approved in December 2025 under DC/25/1633, which enabled the approved flat roof to be replaced with a pitched roof taking the height of the house to just over 8m, the proposed design changes that are mostly limited to the roof allow for the approved flat roof to be avoided whilst keeping the overall height of the property the same as Plot 2. Save for one dormer on the southern elevation referred to above, all windows particularly at first floor level remain in their approved positions and of the same number.

The benefit of the revised approach that sits atop the original footprint and broadly maintains the same number of windows so generates no greater impact on neighbours etc. is that it has been possible to make more effective use of the first floor that has been rearranged to provide 4 bedrooms, 3 of which face south. Although not conditioned on the original scheme to be provided, three

first floor windows facing east shown on the first floor plan as A, B & C remain noted as being obscure glazed with opening fanlights only.

In all the circumstances, it is considered the proposed changes to the approved scheme will cause no additional harm whilst allowing for sustainable enhancements to the building. Furthermore, this development will sit equally as comfortably in the area as the approved scheme alongside existing dwellings and, in particular, the amended design of dwelling approved for Plot 2. As such, the amendments to the scheme comply with policies of the Development Plan and the NPPF and therefore it is hoped the application will be approved.

Yours sincerely,

A solid black rectangular box used to redact the signature of Simon Brett.

Simon Brett