

25th September 2019

Development Management
Investment and Regeneration Services
PO Box B93
Civic Centre 3
Huddersfield
HD1 2JR

F.A.O Emma Thompson

Dear Emma,

**APPLICATION TO VARY A CONDITION
249 Upper Batley Lane, Upper Batley, Batley WF17 0AR
Demolition of Existing Dwelling & Erection of Detached Dwelling with Attached
Garage
APPROVED CONSENT 2018/62/93359/E**

Please find enclosed our application to vary Condition 2 (Plans & Specifications Schedule) of the above conditional planning consent approved on 1st March 2019.

Planning permission was granted to demolish the existing 1950's house and build a modern replacement on the plot. Unfortunately, the approved design proved to be too expensive to deliver and the applicant has thus been forced to re-consider.

We now propose a revised house type that is smaller in terms of overall scale and bulking. It will sit on the footprint of the existing house and has been designed to re-use the existing floor slab to reduce costs and minimise the amount of excavation. It is 2-storey rather than 3 and is of a more traditional design.

Its main aspect is still to the rear, benefiting from open views to the south and maximising the amount of natural light. It is proposed to be built of brick. Exact details of materials to be agreed in writing with the local planning authority.

It is considered that the new house type will be an improvement to the flat-roof 1950's house which occupies the site and will complement the mix of different type types, sizes and styles in the immediate area.

Our attached Design & Access Statement outlines in more detail the changes to our proposed house type. Our Variation to Condition Statement provides a schedule of the new plans and specification now submitted for approval.

Bradbury Project Management Limited
Property, Development & Project Management Consultants

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Company N° 65034776 - Directors P.R.Bailey, S.M.Bailey; Associate M J Coates

Yours sincerely,

Paul Bailey BA(Hons) BTP

Principal Consultant

Bradbury PM Limited in Partnership with TJ Coates Limited

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