

15 F 1480

**Statement in Support of Application for Variation of Condition 2 – Planning
Approval Ref 11H/2281 Oak Moss, Oakfield Avenue, Liverpool, L25 3QJ**

FRONT:

1. Full height glazing to lounge to be omitted. Room ceiling height is to remain as existing, not full height, primarily for energy efficiency/heating concerns.
2. Addition of second floor window – due to changes to the family requirements this room, initially to be an occasionally used room, will now be a fully occupied bedroom. Additional window is for visibility and additional natural light and ventilation, supplementing the roof light.

SIDE ELEVATION (west)

1. Size of the approved roof light to be decreased – reduced window size more appropriate in scale internally.
2. New roof light – second floor bedroom layout amended due to changing family requirements. Rear approved second floor window configuration amended and reduced in scale (see drawing), therefore the roof window is required to provide additional natural light for the larger room size. Planning approval drawing indicated 2 No. smaller rooms, now amended to 1 room.
3. Walk out balcony/terrace omitted – primarily for security and possible structural implications.
4. Door access/ egress from garage added – to enable direct front to rear access.
5. New window to the ground floor toilet/shower room – this window will have obscure glazing. Due to changes to family requirements, primarily health concerns, this room will be used regularly, not just an occasion facility. Window required for natural light and ventilation.

Please note: ground floor garage floor and toilet/shower room window are 'screened' from adjoining property completely by existing boundary fence.

SIDE ELEVATION (east)

1. Omission of 2 No. lower roof lights – due to internal layout amendments for changing family requirements, these windows are no longer applicable.

REAR ELEVATION

1. Full height glazing units omitted (as indicated on relevant drawing) – omitted for changes in family requirements and possible structural implications and energy efficiency concerns.
2. Minor amendment to ground floor doors configuration.
3. Omission of 3 No. approved walk-out balconies, replaced with 'Juliet' balconies. Approved Juliet balcony amended to walk-out balcony amendments required for amendments internally to allow for changes to family requirements.
4. Reduction in extent of second floor glazing – to allow for internal amendment to layout, from 2 No. rooms to 1 No. room and subsequent internal layout requirements.

SUMMARY

The minor amendments required by this application has resulted from our clients change in requirements for the house, in regard to taking into account differing needs due to health issues, family member numbers resident and personal circumstances. The omission of the extended height glazing, roof lights and walk-out balcony/terrace reflect this, from an internal layout and structural points of view. The additional ground floor window and garage door, similarly, take into account ease of access and condition of usage to the changing family requirements we trust the minor amendments are acceptable.