

DESIGN THREE SIXTY^O

Planning Statement

Section 73 Application

5 Chambers Close, Markfield

1. Introduction

This Planning Statement has been prepared in support of a Section 73 application relating to the approved development at 5 Chambers Close, Markfield, under planning permission reference 23/01087/HOU.

The purpose of this application is to seek a minor material amendment to the approved drawings in order to regularise the approved ridge height following the discovery of a significant discrepancy within the originally submitted survey information.

The approved drawings associated with application 23/01087/HOU incorrectly identified the existing ridge height of the dwelling as 7,196mm. Subsequent on-site verification has confirmed that the actual existing ridge height is approximately 7,780mm. The discrepancy is therefore in the order of approximately 584mm.

The applicant welcomes any independent site verification by the Local Planning Authority and would be pleased to facilitate a site inspection to confirm the existing built dimensions.

2. Background and Context

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Planning permission 23/01087/HOU approved alterations which included raising the roof ridge to 7,627mm. Based on the incorrect surveyed ridge height shown on the approved drawings, the proposal appeared to increase the ridge height by over 400mm.

However, it has since become evident that the approved drawings significantly understated the existing ridge height. In reality, the existing ridge height on site is already approximately 7,780mm, meaning the approved ridge level is actually lower than the existing built form.

As construction and detailed design progressed, it became apparent that the approved roof geometry could not reasonably function due to the incorrect baseline information used during the original application process.

This application therefore seeks to regularise the development by amending the approved plans to accurately reflect the existing ridge height and allow the roof design to function correctly.

3. Proposed Amendment

The Section 73 application seeks permission to vary the approved drawings associated with permission 23/01087/HOU to reflect the correct existing ridge height and associated roof design.

The amended proposal results in a ridge height of just under 8 metres, which aligns closely with the existing built form currently present on site.

Importantly, the proposal does not introduce a materially greater visual impact than the dwelling already exhibits in reality. Rather, it corrects a documented

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surveying error and allows the approved scheme to be implemented in a practical and coherent manner.

4. Discussions with Enforcement

The applicant has proactively engaged with the Council's Enforcement Team regarding the discrepancy and the appropriate route to regularise the matter.

Following discussions and correspondence with Enforcement, it was indicated that there was no apparent reason why a ridge height of just under 8 metres would be unacceptable in planning terms, subject to the submission of a Section 73 application to formally amend the approved plans.

A copy of the relevant correspondence/email has also been submitted in support of this application.

5. Planning Considerations

Visual Impact

The revised ridge height would not result in any significant additional visual harm when compared against the existing built form already present on site. The dwelling remains consistent with the scale and character of surrounding residential development within Chambers Close and the wider area of Markfield.

Given that the actual existing ridge height is already approximately 7,780mm, the proposed amendment does not materially alter the perceived scale of the property from the public realm.

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Residential Amenity

The amendment does not materially increase overlooking, overshadowing, or overbearing impacts upon neighbouring occupiers beyond those already assessed under the approved scheme.

The proposal remains wholly residential in nature and continues to comply with the general amenity objectives of local planning policy.

Planning Balance

This application arises from a genuine and substantial surveying error within the originally approved plans rather than any deliberate unauthorised enlargement of the development.

The applicant has acted responsibly by engaging with the Local Planning Authority and seeking to regularise the position through the appropriate planning mechanism.

The proposed amendment represents a pragmatic and proportionate solution which accurately reflects the existing built situation while enabling the approved development to function appropriately.

6. Conclusion

This Section 73 application seeks a minor material amendment to planning permission 23/01087/HOU following the discovery of a substantial discrepancy in the originally submitted ridge height information.

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The approved drawings incorrectly identified the existing ridge height as 7,196mm, whereas site verification confirms the existing ridge height is approximately 7,780mm.

The proposed amended ridge height of just under 8 metres therefore closely reflects the existing built form and does not result in any significant additional planning harm.

The applicant has engaged positively with the Council's Enforcement Team, who advised that a Section 73 application would be the appropriate route to regularise the matter.

For the reasons outlined above, it is respectfully requested that planning permission be granted for the proposed variation of condition.