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Project
2401 | 6 Parcell Walk, Godmanchester, Huntingdon, Cambs, PE29 2YL
Reference
Planning Letter
File Code
2401-2.01.01-001-LET-250130
Date
30th January 2025

Dear [redacted] (Planning Officer),

Planning ref: 24/00943/HHFUL – Approved 9th Sept 2024

Site Address: 6 Parcell Walk, Huntingdon, Cambs

Proposal: Garage extension to form accessible annexe to the property with connection to house and landscaping.

RE: Section 73 Application to request the variation of Condition 2 (plans) and Condition 3 (materials).

We have been working closely with the applicants on this scheme since gaining the planning approval in September 2024. The scheme is a necessity for them to [redacted]. To ensure the financial viability of the project the applicants have asked us to provide savings to the project costs. This is why we are making a Section 73 Application to Huntingdonshire District Council.

1. Proposed changes:

The main change to save money and still ensure a high-quality construction is to change from a pitched tiled roof to a flat sedum roof construction. We understand this changes the roofscape, but the alteration also lowers the height of the whole construction against the neighbours to mitigate any overshadowing further than the original design.

The use of a flat green sedum allows for the roof to mitigate the surface water run-off, improve the energy efficiency, and provide additional ecological benefit to the site.

The change of the roof means the rainwater goods and eaves change. However, we have hidden the roof behind a brickwork parapet with metal capping to generate a simple and refined arrangement. The detailing and completion will be undertaken to a high standard.

2. Conditions:

Condition 2:

- We are submitting revised plans and elevations of the works. Please find them attached to the letter and within this submission.

Condition 3:

- The change of roof is the main change to the materials.
- The flat green sedum roof finish in lieu of the tiled roof.
- Metal capping to the perimeter of the flat roof with a matching single roof rainwater downpipe and hopper.

3. Reasoning:

The proposed changes have been undertaken to reduce the costs whilst improving the quality of the project. The footprint of the extension has not been amended. Height of the whole project has been reduced from 4.96m to 3.24m – over 1m + lower than the original. The materials are largely the same in the fabric (exterior brickwork) meaning the elevations are largely the same as permitted. We have integrated brickwork detailing into the exterior that will offer interest and depth rather than having a flat plain series of elevations.

We are aware this is a change to the previously approved scheme, but we consider it will not harm the street scene and will improve the amenity of the neighbouring property.

Please do contact us if you have any questions.



Director / Owner - Devlin Architects Ltd