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APPLICATION FOR NON MATERIAL AMENDMENTS IN RESPECT OF DEVELOPMENT AT OATLANDS ROAD WYTHENSHAWE.

List of amendments requested:

TAXI OFFICE AND GARAGE

Front Elevation	Lintol height of roller shutter door increased to accommodate required vehicle height. Windows above roller shutter have raised cills to accommodate door amendment. They now match existing adjacent.
Side Elevation	Extension eaves line slightly lowered to allow minimum pitch of matching roof material. Alternative would have been to raise the ridge line or use a non-matching material.
Rear Elevation	Side window to personnel door removed to maximise internal wall space.

For approved Planning Drawing number 11053/06
Substitute new drawing number A13-003-WD-003A

CAR WASH AND OFFICES

Elevations generally	Multiple facing materials changed to facing brick ref: Wienerberger Oatmeal blend. Reason for this: Timber and render are deemed inappropriate where walls are subject to continuous soaking by water under pressure within unheated space.

For approved Planning Drawing number 11053/07
Substitute new drawing number A13-003-WD-005D

TOWN HOUSES

Front Elevation	Dormers to be replaced by sloping roof light to simplify an otherwise confused Bedroom plan and admit more light to the room. Glazed area of Living room window increased within approved opening to admit more light to a deep room. Small canopy over front door removed. It was too small to be effective and its removal unclutters the elevation and allows the rendered bay to read as the dominating feature.

Gable Elevations	The windows indicated on the approved drawing as lining in with the lintol heights of the front and rear first floor windows will clash with the internal staircase. This stair is now illuminated at that level and up to second floor by the deeper front landing window while the ground floor hallway receives natural light through the vision panel and fanlight within the front door. The gable windows are redundant.
Rear Elevation	At Ground floor of each house the Kitchen window and dining area doors are handed to reflect the revised interior layout. The roof light is removed. It is superfluous as the shower room must be mechanically ventilated under Building Regulations.

For approved Planning Drawing number 11053/02
Substitute new drawings numbered A13-003-WD-008B and 009C

APARTMENTS

Front Elevation	External render is limited to the projecting balcony walls. The approved drawings indicated areas of render terminating at external corners – an unworkable and ugly detail. Replanning the interior of the building to more effectively achieve a Code Three standard has necessitated a redistribution of windows, albeit with no additional types introduced.
Rear Elevation	The central rendered entrance feature has been modified at the top floor. The feature as originally drawn could not have been realistically built.

For approved Planning Drawings numbered 11053/03 and 11053/04
Substitute new drawings numbered A13-003-WD-014A, 015A, 016A, 017 and 019

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