

**Application for a retrospective Variation of Condition 2 on application 2024/2289/HSE (Erection of single-storey detached 3-bay carport adjacent to existing gravelled parking area) at Meadow Cottage, Ham Street, Baltonsborough, Glastonbury, Somerset, BA6 8PR**

**REF. F1789 / PLANNING STATEMENT**

**MAY 2025**

This application seeks a retrospective variation of Condition 2 (Plans List) to regularise and update the approved building design. The proposed amendments relate to changes to the external materials of the approved development, while maintaining the same overall building envelope, including the existing size, roof pitch, and height. In addition, the building is positioned approximately 700mm closer to the site boundary than shown on the approved plans and approximately 900mm further east than the approved location. The application therefore seeks retrospective approval for these minor deviations from the approved scheme to ensure the development is accurately reflected in the planning record.

**Justification**

The change in materials has been implemented to improve the visual quality of the approved carport and ensure it better reflects the residential character of the site. The previously approved powder-coated profiled metal sheet roof and green wall finish have been replaced with a grey standing seam metal roof, together with vertical timber cladding, above the brick plinth. The use of softer, more natural materials provides a higher-quality appearance that better complements the main dwelling, which is finished with a grey slate roof. The timber cladding also allows the structure to appear lighter and less visually dominant.

The carport has been constructed in the same general position on the site and retains the same height and overall form as previously approved. As such, the changes do not result in any additional impact on the character of the surrounding area.

**Access**

The existing access from the highway is retained in its current form and remains unchanged.

**Appearance**

The changes to the external appearance include:

- Roof changed from powder-coated profiled metal sheets (green) to standing seam metal in grey.
- Walls changed from green metal cladding to vertical timber finished in Spruce.
- Introduction of a brick plinth beneath the timber cladding.

**Variation of Condition**

For the proposed alterations to the plans and elevations, drawing *F1789/101* would be superseded by drawing *F1789/101C*. The condition should now read:

**Condition 2. Plans List (Compliance)**

*This decision relates to the following drawings: F1789/001 SURVEY PLANS, SITE SECTION, PHOTOS AND LOCATION PLAN and F1789/101C PROPOSED PLANS, ELEVATIONS AND BLOCK PLAN*

*Reason: To define the terms and extent of the permission.*

**AS-BUILT PHOTOGRAPHS**



*Image 1: Photograph of the North and West Elevation.*



*Image 2: Photograph of the East Elevation.*



*Image 3: Photograph from Ham street.*