



**STATEMENT OF MODIFICATION  
To accompany a Development Application**

**For permission to:**  
Construct a detached secondary dwelling (Granny Flat)

**At:**  
94 Seaforth Crescent, Seaforth

**LGA:**  
Northern Beaches Council

**Date:**  
June 2021

## **1.0 THE PROPOSED DEVELOPMENT**

This report has been compiled to support a Development Application of Modification for permission to undertake building works at 94 Seaforth Crescent, Seaforth, as per plan No. TR23072020, dated May 2021, prepared by A1 Granny Flats.

The site contains a total area of 1322m<sup>2</sup> and is known as Lot 126 in DP 4889. Current buildings on site comprise of a free standing double storey rendered dwelling.

The proposed works are as follows:

Construct a single storey detached granny flat with porch.

The attached granny flat will be used by family members and is not intended for rental purposes.

The proposed dwelling will have FC cladding façade and steel roof.

Being a single storey building, it will have no impact on the privacy or overshadowing of neighbouring properties.

In accordance with the 10.7 Planning Certificate, there are no other implications that would prevent a secondary dwelling or other environmental implications on the site in any way. The zoning permits such use.

No works are proposed to the main dwelling.

The reason a Development Application of a Modification is being lodged is due to changes regarding windows within the dwelling and roof finish, with parapet walls being allocated around the roof.

These particular changes to the windows and roof will have no impact on:

1. Neighboring properties
2. Privacy controls
3. Relevant planning controls

The proposed secondary dwelling is still maintaining its location on what the previous DA application was approved for, it has not been relocated and it has not been adjusted with height regarding lowering or make the dwelling higher by any chance.

## **2.0 CONCLUSION**

The development complies with all the provisions of Manly Development Control Plan 2013 and Manly Local Environmental Plan 2013.

The proposed development is quite simple, containing a detached secondary dwelling located behind the building line, which will have no impact to the adjoining properties.

The overall proposal will not have an impact on the interest of the neighbourhood.

We look forward to a positive and speedy response from council.