

statement of modifications

section 4.55 application to modify development consent **DA2020/0893**
for
proposed alterations + additions
at
54 Herbert Avenue Newport

proposed modifications

It is proposed to make the following modifications to the approved development;

- 01 *The existing deck is to be re-built using steel floor framing. It will generally be the same size as the existing deck on the currently approved development apart from the angled (chamfered) corner described in item 03 below.***
- 02 *The steps leading from the deck down into the garden are to be relocated.***
- 03 *Chamfered corner to be added to the internal deck corner***
- 04 *Awning roof to be extended across the full width of the deck***
- 05 *New Skylight to be added to the Study***
- 06 *The fixed window above the double doors in dining space is to be relocated to the living space + installed vertically***
- 07 *Addition of a small freestanding fireplace in the living room***
- 08 *A Workshop with storage is to be added under the north section of the deck. The workshop space will extend approximately 550 mm past the front edge of the deck (towards the north)***
- 09 *Internal changes to bedroom 1, the robe and the ensuite + modify ensuite window***

All work is to be to the design and dimensions shown on the Drawings numbered **DA.1002, DA.1004, DA.1005, DA.1006, AND DA.1007 (all issue M/A)** prepared by Paul Wilsher Design.

impact of modifications

The proposed modifications are generally minor changes which do not alter the development's impact on the amenity of neighbours, the streetscape, or on the environment.

There will be no changes to the development's boundary setbacks, overall building heights and habitable floor space.

The proposed modifications will maintain the development as a building which is complimentary to the scale of the existing building and surrounding development, and that is an appropriate design for the site.