

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
474906	106078

Description

Applicant Details

Name/Company

Title

Mr

First name

Andy

Surname

Howe

Company Name

Address

Address line 1

C/O PWP Architects

Address line 2

Address line 3

Town/City

C/O PWP Architects

Country

Postcode

PO9 1BZ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

Fax number

Email address

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Reference number

Date of decision

What was the original application type?

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Please state why you wish to make this amendment

Are you intending to substitute amended plans or drawings?

- ☒ Yes
☐ No

If yes, please complete the following details

Old plan/drawing numbers

SD-1944-01 C AMENDED LOCATION AND BLOCK PLANS
SD-1944-02 C AMENDED ELEVATIONS AND FLOOR PLANS
SD-19-44-03 REV B AMENDED - ELEVATIONS AND FLOOR PLANS
SD-19-44-04 REV B AMENDED - STREET SCENE

New plan/drawing numbers

1050 Site Layout
1060 Eastern Dwellings

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

27/03/2022

Details of the pre-application advice received

I write in respect of your enquiry below and further to my telephone conversation with Stuart earlier today. I will write separately on the matter of the discharge of conditions.

I have reviewed the drawings originally submitted in support of planning application APP/19/00854 and the subsequent amendments which now form the basis of the planning permission. It appears that through the course of the planning application there were amendments agreed to both the houses to the north and the block of flats to the eastern boundary.

In respect of the houses to the north, these were pushed forward, re-siting the parking to the rear, and moving the building away from the eastern boundary with the inclusion of a parking space. You now propose to relocate the block further east repositioning the parking space to the western end of the terrace. This would maintain a narrow side garden to the eastern end of the terrace and an alleyway serving properties to the east. Whilst plot sizes would change slightly to reflect the associated parking space, there would be no other changes to these dwellings. Based on the information available, I am of the view this could be regarded as a Minor Material Amendment, although regard would need to be made to the potential impact on the neighbouring occupiers to the east which would take into consideration the scale, massing and siting of the existing building. I note the benefits to the neighbouring occupier to the west (No.18).

In respect of the block to the east, a revised floorplan showing two 1-bed houses and one 2-bed house replacing the approved flats has been provided. It is suggested that the amended dwellings would provide an improved living environment for future occupiers and can be made within the same footprint and mass as the flats. I would agree that the proposed dwellings would provide an improved living environment, particularly if floor to ceiling heights can be increased. However, based on the submitted drawings, it does appear that the building has increased slightly in width, depth and height. Subject to adequate space for parking to operate as approved, there are no concerns in respect of the slight increase in depth, however, the increased width and height will have an impact on the amenity of the occupiers to the east. That said, I do consider that the changes could be regarded as minor, although the impacts would need to be considered through a formal application. A comparison drawing of existing, approved and proposed may assist in this matter.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I / We hereby apply for Non-Material Amendment as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Jonathan Spivey

Date

04/04/2022