



planning | architecture | landscape

laurence associates

Lander House, May Court
Threemilestone Business Park
Truro, Cornwall, TR4 9LD
t: +44 (0) 1872 225 259

e: hello@laurenceassociates.co.uk

w: www.laurenceassociates.co.uk

Planning and Sustainable Development

Pydar House

Pydar Street

Truro

TR1 1XU

Our ref: 20334

18th March 2021

Dear Sir/Madam

**NON MATERIAL AMENDMENT TO PERMISSION PA20/11310
LLANBEDR CARAVAN PARK, POLZEATH, WADEBRIDGE, PL27 6ST**

Laurence Associates is retained by ModBox Spaces (The Park) Limited to submit a non material amendment under Section 96A of the Town and Country Planning Act 1990 to vary Conditions 2 and 3 on permission reference PA20/11310 relating to the above address.

Permission PA20/11310 was granted on 11th February 2021 with the description of the approved development as per the decision notice is as follows *'Proposed development of five holiday lodges.'*

Following the grant of the permission, the applicant would like to make some working amendments. The amendments are shown on the submitted drawings, but can be summarised as follows:

- Alterations to the levels of the road / driveways to ease construction and setting out, and to make the car road run off level onto the driveways;
- Anthracite fascia panels are to be added to the south western elevations. The roofs are to be extended slightly over the south east and south western elevations with decorative vented privacy screens beneath, which in turn creates an enclosed, private L shaped decked area to the fronts and sides of the units;
- Inclusion of a path along the right hand side of the units for maintenance/access to the Air Source Heat Pump which is to be situated behind them, including steps down for access.

- An additional, small window on the south western elevations of the units.

The changes are only very minor in nature and would sit well within the scope of the original permission; the application site boundary, number, position, scale and height of the units would remain unchanged. Whilst there will be some small tweaks to their external appearance through the introduction of the panels, this is only a minor modification; the overall design will remain fundamentally the same. The changes would also not give rise to potential overlooking issues, either between the units or with surrounding, neighbouring development. Finally, the amendments would still enable the scheme to comply fully with relevant planning policies and associated guidance.

The changes would not, in our opinion, necessitate re-consultation as they do not result in material changes to the approved scheme and moreover, it was confirmed via email by the determining officer for application PA20/11310 that the proposed alterations could in fact be dealt with by way of a non-material amendment application.

The submitted drawings are to replace their previous, equivalent versions, as listed at Condition 2 of some of those previously approved by PA20/11310, as listed at Condition 2. For ease, the relevant drawing numbers, both approved and new, are listed below.

Full Planning Permission PA20/11310

Proposed 1117-A1-PL01
 Proposed 1117-A1-PL02
 Proposed 1117-A1-PL03
 Existing 1117-A1-PL04
 Proposed 1117-A1-PL05
 Site/location Plan 1117-A1-PL06

New Drawings (Current NMA)

Proposed 1117-A1-PL01 Rev A
 Proposed 1117-A1-PL02 Rev A
 Proposed 1117-A1-PL03 Rev A
 Proposed 1117-A1-PL05 Rev A

For the avoidance of doubt, approved drawings 1117-A1-PL05 and 1117-A1-PL06 remain intact and unamended.

In addition, Condition 3 will also need to be amended accordingly as this refers to the approved site layout.

la

I look forward to confirmation of validation of this application and if any further information or clarification is required, please don't hesitate to contact me.

Yours faithfully



Emily Robinson
Associate Planner