



Planning Statement – Proposed Non Material Amendment application related to planning consent 2021/0694 at land to the South of Burton Road, Gedling

This is a Non Material Amendment application proposing the revision of the positioning and the height of the rear boundary fencing of plots 1 and 3 – 22. The approved detailed hardworks and boundary treatment plan provides a narrow strip of incidental open space, between the rear of plots 1 and 3-22 and the rear boundary of existing properties on Linden Grove, that was to be managed and maintained by an appointed management company. However the Local Planning Authority have requested that this incidental area of open space is removed and instead the length of the gardens of plots 1 and 3 – 22 be increased up to the outline consent red line boundary. It is also requested that the height of this rear boundary be increased from the approved 1.8m close boarded wooden fence to a 2.0m close boarded wooden fence. No other amendments are proposed.

This application seeks to substitute the approved detailed hardworks and boundary treatment plan (ref: 06097-FPCR-XX-XX-DR-L-0006 P05) with revised detailed hardworks and boundary treatment plan (ref: 06097-FPCR-XX-XX-DR-L-0006 P07) and includes an additional plan that provides greater detail on the area in question along the south western boundary (ref: 06097-FPCR-XX-XX-DR-L-0008 P02).

This proposed change equates to a non-material amendment to approved reserved matters consent 2021/0694 and is acceptable in planning terms.