



Paul Taylor
Development Control
Rushcliffe Borough Council
Civic Centre
Pavilion Road
West Bridgford
Nottingham
NG2 5FE

10 November 2022

Your Ref: 21/02885/REM





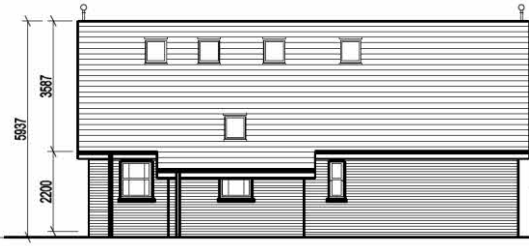
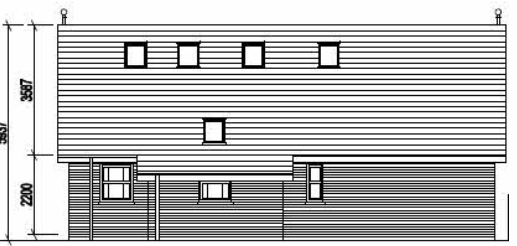
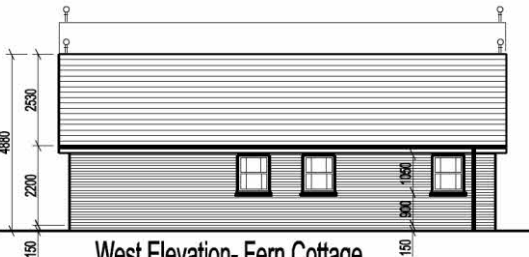
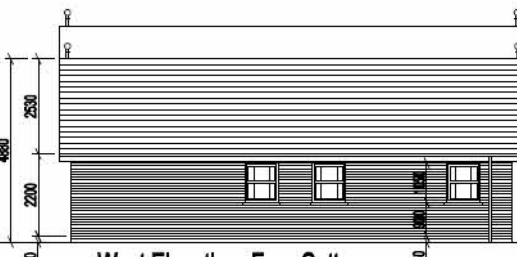
Dear Paul

RE: Application for Non-Material Amendment (NMA) to that previously approved under reference no. 21/02885/REM at Land Between 6 And 10 Fern Road, Cropwell Bishop, Nottinghamshire.

Outline planning permission was granted on 24.07.2019 for the erection of a new dormer bungalow and associated access arrangements at the above site under reference 19/01091/OUT. Following on from the above consent, an application for Reserved Matters under 21/02885/REM was approved on 22 December 2021. We are now applying for a small number of discrete amendments to the planning approval as a NMA application.

A Discharge of condition application (ref 22/00911/DISCON) relating to condition 2 (materials) and 4 (landscaping) has been made and the LPA has confirmed that the landscaping scheme is satisfactory. The material's condition is however partially discharged in that the brick and roofing tiles are confirmed to be acceptable, however window details remain to be approved.

Instead of the arched windows that were previously approved, our client would now like to progress with an amended window/door openings design on two (front and rear) elevations, as shown below, to which this NMA application relates :

Approved Elevations 21/02885/REM	Proposed Amended Elevations
 <p data-bbox="454 481 683 515">North Elevation- Fern Cottage</p>	 <p data-bbox="1005 481 1241 515">North Elevation- Fern Cottage</p>
 <p data-bbox="295 761 523 795">South Elevation- Fern Cottage</p>	 <p data-bbox="861 761 1093 795">South Elevation- Fern Cottage</p>
 <p data-bbox="359 1086 630 1120">East Elevation- Fern Cottage</p>	 <p data-bbox="901 1086 1173 1120">East Elevation- Fern Cottage</p>
 <p data-bbox="359 1467 630 1500">West Elevation- Fern Cottage</p>	 <p data-bbox="917 1467 1189 1500">West Elevation- Fern Cottage</p>

As the enclosed drawings show, the other elevations (east and west) of the dwelling would remain unchanged.

Please therefore find enclosed, along with the completed application form, the following plans:

Approved Plans and Elevations Drawing ref FERN2/ 100/02

Proposed Plans and Elevations Drawing ref FERN2/ 100/02/A

Further details of the proposed window details are shown below:

Vertical Sliding Sashes



Choices

The outstanding Heritage Vertical Sliding Sash Window is designed with timber in mind. Exceptional performance, utilising modern technology they offer traditional styling whilst maintaining authentic looks.



Lockable Latch



Tilt Button



Decorative Sash Horns (Optional)



Shark Fin Limit Stop (Optional)



Tilt Restrictors (Optional)



Integrated Cill (Flush or Projecting)



Timber replica upgrades



Mechanically Jointed



RunThru Sash Horns



Astragal Bars



Premium Cam Catch (Optional)



Available in White, Gold, Chrome and Satin



Gold



Satin



Chrome



White

Optional Dummy Mullion

54mm IMPROVED SIGHTLINES Per Mullion



ONE frame with dummy mullions. Only the centre sashes slides

Colour Options

Smooth White

White Ash

Golden Oak

Cream

Rosewood

Both sides only



Close up of white reveal with cream foil



Please also find enclosed the applicable fee of £234.00 for this non-material amendment application. We trust the enclosed information is sufficient, however please do not hesitate to contact me should you require any further information, or should you need to clarify anything. We look forward to hearing from you.

Kind regards

J Pope

Jon Pope BSc (Hons) MSc MRTPI
Chartered Town Planner