



## **Planning statement for non-material amendment**

Koumala Thornton Road Little Canfield plots 2 & 3

22 November 2022

1. This application is for a “non-material amendment” which affects plot 2 & 3 only
2. The Decision Notice for the extant consent UTT/22/0220/FUL [also refers to UTT/21/3212/FUL] is attached as Appendice 1
3. Drawing 1304/01 shows the existing consented plans
4. Drawing 1304/02 shows the proposed plans
5. The differences between the existing and proposed plans of plots 2 & 3 is that we propose a first floor extension on top of a ground floor consented flat roof at the rear to a depth of 3m, full width of the main house [which is 5m] and the width of the consented flat roof element is 4.4m and the width of this proposal is 5m, so an increase in width of 0.6m.
6. We have chosen this application type because [based on published advice on the Government Planning Portal on application types]:-
  - [a] It is a minor change to what was described in the planning permission [in fact it is no change to the description in the planning consent]
  - [b] The changes do not breach any condition of the extant planning permission
  - [c] These changes do not increase the height of the property.
7. Units 2 & 3 are consented as 4 bed units each with 3 car parking spaces each and this is unchanged in this proposal.
8. Bedroom 2 & 3 are now larger [longer] and bedroom 3 gains an en-suite.