



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)

Description

Applicant Details

Name/Company

Title

Mrs

First name

Laura

Surname

Prosser

Company Name

Address

Address line 1

3 The Hill

Address line 2

Randwick

Address line 3

Town/City

Stroud

County

Gloucestershire

Country

United Kingdom

Postcode

GL6 6JH

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

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

Two storey extension to the rear of the property, single storey extension with a single storey porch to the front elevation.

Reference number

S.23/0043/HHOLD

Date of decision

03/04/2023

What was the original application type?

Householder planning permission

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

Removal of the gable and replacement with a flat roof, together with an increase to the front porch by 50cm.

Please state why you wish to make this amendment

In support of the Minor Amendment we wish you to consider the following;

We understand that a portion of the rear elevation proposed flat roof originally submitted was considered prominent within the street scene and not appropriate, we have now been able to provide evidence that the use of flat roofs in prominent positions within the Village of Randwick are extremely common place, we reference these below:

In an elevated position on Church Road, are Le Cabanon, and Newlands. Details of Le Cabanon can be seen on the approved application, S.19/0656/HHOLD. This dwelling has a series of different flat roof elements. Details of Newlands can be seen here, S.19/1172/FUL, a large newbuild property with a flat roof. A further example is Vistarama, (formerly Land at The Old Dairy S.16/0010/FUL) The Lane, has a large single story flat roof to the side.

In addition to these three large detached dwellings, there are also garden dwellings at Laburnam Cottage, The Lane S.19/1424/HHOLD and Heatherville, Church Road S.21/2138/HHOLD. There were lots of contentious issues surrounding the application S.19/1424/HHOLD as the garden dwelling was built with no planning consent and retrospective permission needed to be sought. The building in question sits high in the garden with far reaching views across the valley, thus making it visible not only from the street scene but also from a great distance.

With the above points in mind, we ask for due consideration to be given to the facts presented, and seek your agreement with our minor amendment for:

1: A flat roof to the rear of the property.

The rear of our property is where the extension will be located, and passers by will only be afforded a glimpse of the house and extension. It should also be noted that throughout most of the year there are dense shrubs along the road side garden boundary which obscures the view almost in its entirety. Furthermore, the refusal for a flat roof has left us with a new design of a gable, the build of which will incur unnecessary additional material costs and labour. When taking these factors into consideration and due to the added complexities put upon us by the Council, this scheme becomes overall cost prohibitive.

2: Increase in porch width by 50cm

The purpose of the porch is to enable a practical storage of coats, boots and alike to support village country living with a busy family and pets. The previous comments made by the planning team to reduce the width of the porch, provided no reasoning or suggested dimensions. Within the approved scheme the porch is narrower than required. It can be observed in the attached elevations that the porch being in line with the gable produces, we feel, a very satisfying aesthetic appearance of clean lines. The increase in width is minimal at 50cm, yet will provide us with the required practical space.

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

01 -elevations

New plan/drawing numbers

01-Minor amend

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

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

Laura Prosser

Date

26/04/2023