

Planning and Development Management
East Riding of Yorkshire Council
County Hall
Beverley
East Riding of Yorkshire
HU17 9BA

2nd August 2023

Dear Sir/Madam,

Non-Material Amendment to Condition 25 of Planning Permission ref: 19/02520/PLF at Ferriby Road, Hessle, East Riding of Yorkshire.

I am pleased to enclose an application submitted under Section 96A of the Town and Country Planning Act 1990 for a non-material amendment to the planning permission ref: 19/02520/PLF ("the Permission") at Ferriby Road, Hessle, East Riding of Yorkshire ("the Site"). The application is submitted by Persimmon Homes who own the Site.

Submission Documents

In addition to this letter, the application is accompanied by the following:

- Completed application form
- Decision Notice Ref: 19/02520/PLF
- Approved Materials Layout 101 Revision J
- NMA Proposed Materials Layout 101 Revision K
- Approved House Type Harley (OP) (Plots 8 & 16) (HESD-HY-OP-WD10 Rev N)
- NMA Proposed House Type Harley (HESD-HY-HR-WD10 Half Render)

Background

Persimmon Homes were granted full planning permission under ref: 19/02520/PLF for the erection of 39 dwellings on the 1st November 2021.

Condition 25 of the permission requires the development to be in accordance with Materials Layout 101 Revision J and House Type Harley (OP) (Plots 8 & 16) (HESD-HY-OP-WD10 Rev N).

This application seeks to amend the materials layout approved through the permission to provide a Half Chalk Render finish to plot 16 and alter the type of brick on plots 4, 9, 16 and 24.

Whilst there are proposed changes to the materials layout and list of approved house types, the overall quantum of amendments is minor in the context of the permitted scheme.

Section 96A of the Town and Country Planning Act 1990 (the "Act")

Section 96A of the Act confers a power on Local Planning Authorities ("LPA(s)") to make a change to any planning permission if they are satisfied that the change is not material.

In deciding whether the change is material, the LPA should have regard to the effect of the change. Section 96A(3) allows the LPA to remove or alter existing conditions on a planning permission.

Assessment

This application seeks to provide a Half Chalk Render finish to Plot 16. Half Chalk Render and red brick has previously been approved on other plots within the site. The roof tiles have been amended from seawave terracotta to grey, while the main facing brick will remain as previously approved.

Plot 16 has been identified as a suitable plot to create a focal point, to provide visual interest and aid navigation through the site.

This application also seeks to alter the type of bricks used on plots 4, 9 and 24 from Forterra Kirton Arden Red to Forterra Rufford Red Multi. The replacement bricks are similar to those previously approved and the proposed Forterra Rufford Red Multi brick has previously been approved for other plots within the site.

We therefore respectfully request that the non-material amendment to the permission is approved and the materials layout and list of house types referred to within Condition 25, are replaced with the following:

- Materials Layout 101 Revision K
- House Type Harley (Half Render) (Plot 16) (HESD-HY-HR-WD10)

I trust the documents provided are sufficient and you are able to validate this application.

However, if you require any further information please do not hesitate to contact me.

Yours sincerely,



Annie Stirk
Planner

Persimmon Homes