



WEST OXFORDSHIRE  
DISTRICT COUNCIL

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Council Offices • Elmfield • New Yatt Road  
Witney • Oxfordshire • OX28 1PB

## 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

Mr

First name

David

Surname

Pendery

Company Name

Pendery Architecture & Heritage Ltd

### Address

Address line 1

23, Orchard Road, Orchard Road

Address line 2

Orchard Road

Address line 3

Town/City

Hook Norton, Banbury

County

Oxfordshire

Country

UK

Postcode

OX15 5LX

Are you an agent acting on behalf of the applicant?

Yes

No

### Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Agent Details

### Name/Company

Title

First name

Surname

Company Name

### Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

## Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

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

Alterations to include erection of first floor and two storey extensions along with a replacement single storey extension. Works to include increase of hard surface to the existing driveway.

Reference number

23/00089/HHD

Date of decision

14/03/2023

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

The north wall of the extension was proposed as being rebuilt with coursed limestone blocks with ashlar quoins, to match existing. We wish to amend this to being cream-coloured render, with ashlar quoins.

Please state why you wish to make this amendment

Firstly, it should be noted that the existing north wall of the older part of the house is built of limestone blocks and the later hallway, cloakroom, utility room and bathroom extension north wall is built with a cream painted render, as shown on photographs submitted with this application.

Our first planning application for this property, ref 22/01732/HHD, was refused due to massing issues and being deemed not to be sufficiently subservient to the original house. It wasn't refused due to the proposed materials. In that application, we had shown the north wall as finished with cream coloured render, to match the existing and extended east elevation and areas of the south elevation.

Our second planning application for this property, ref 23/00089/HHD, was approved. In that application, we had shown the north wall as finished with coursed limestone blocks, to match some of the other elevations of the house.

The reason for wishing to amend the proposed finish of the north wall back to cream coloured render, is that now that we have been investigating the structure of the hallway, cloakroom, utility room and bathroom area north wall, it is not going to be possible to give it an external finish of coursed limestone blocks without completely taking down the wall and rebuilding it. Consequently, retaining the existing rendered wall is a much more sustainable option. If the north wall can remain as rendered, then when it is extended, the whole north wall can all be rendered. The change from coursed limestone blocks to cream coloured render will still be within the palette of the existing materials and is in line with Design Guide 14 for extensions and alterations. This amendment to the appearance of the north wall should not affect the visual amenity of the neighbouring properties and as such will be a minor change from the approved scheme.

Are you intending to substitute amended plans or drawings?

- Yes  
 No

If yes, please complete the following details

Old plan/drawing numbers

2206 24A North Elevation as Proposed

New plan/drawing numbers

2206 24B North Elevation as Proposed  
Photographs as Existing

## 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 the questions answered, details provided, and the 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 opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published 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

David Pendery

Date

12/09/2023