

12<sup>th</sup> October 2023

Planning Services  
Leeds City Council  
Merrion House  
110 Merrion Centre  
Leeds  
LS2 8BB

Dear Sir / Madam,

**LAND TO THE REAR OF MEADOW CROFT LING LANE, SCARCROFT, LEEDS**

**RETROSPECTIVE NON-MATERIAL AMENDMENT TO PLANNING APPLICATION REF. 20/04897/FU.**

On behalf of the Applicant, Heneghan & Sons, we hereby submit a retrospective non-material amendment application to regularise changes to Planning Permission Ref. 20/04897/FU which was granted on 21<sup>st</sup> August 2020. This planning permission relates to the construction of one detached dwelling, to involve demolition of existing barns and outbuildings.

Planning Permission Ref. 20/04897/FU was subject to non-material amendment applications 22/9/00047/MOD and s22/9/00050/MOD which sought changes to the approved elevations drawings ref. 328(d)14 and 328(d)13 A. Both applications were approved on 5<sup>th</sup> April 2022, and sit alongside the original permission.

This application seeks to regularise the discrepancies between the approved and built scheme. These changes are not considered to be significant, and the overall design intent of the proposal remains in line with the original planning permission. The changes to the elevations are outlined below.

**North Elevation**

- The installed windows are marginally taller than those shown on the approved plan.

**East Elevation**

- Roof design revised to allow continuous ridge line to run through until it reaches the raised section on the right-hand side. Please note that the as-built roof in this area is no higher than the approved design.
- Chimney is located on this elevation directly above the fireplace.
- The window spacing above the garage is revised slightly to suit the internal furniture layout.
- The corner window is replaced with a vertical format window that matches others on the elevation.

- Main entrance door and side screen design is slightly amended.
- Recessed doorway is changed to a vertical format window.
- Horizontal format window omitted.
- Timber cladding has been omitted due to issue with staining on the timber from heavy tree canopy adjacent.
- Balustrade changed from steel to glass to make them less visually intrusive.

**West Elevation**

- Timber cladding omitted from bay.
- Photovoltaic array added to roof to improve the energy performance of the house.
- Chimney located on East Elevation.
- Window design to gable revised in relation to room layout inside.

**South Elevation**

- Windows revised at first floor level with one omitted and glazing bars added to the other.
- Corner window omitted to remove solar gain issue on south-east corner.

For ease of refence, the submitted plans include both approved and as-built plans.

In terms of addressing the changes through a non-material amendment application, it is proposed to replace the following approved drawings:

Drawing Name	Approved Drawing	Amended Drawing
East and South Elevations	432-002-1026 REV A  *Approved under NMA Ref. 22/9/00050/MOD	Proposed East Elevations Comparison 432-002-1033.  Proposed South Elevations Comparison 432-002-1034.
North and West Elevations	432-002-1027 REV A  *Approved under NMA Ref. 22/9/00050/MOD	Proposed North Elevations Comparison 432-002-1032.  Proposed West Elevations Comparison 432-002-1035.

We trust that the non-material amendment application can be approved on the basis of the information submitted. However, if I can be of any further assistance then please do not hesitate to contact me.

Yours faithfully,

**Maria Dychala MRTPI**  
**Associate Planner**