



Planning and Sustainable Development

Correspondence address Cornwall Council - Planning, PO Box 676, Threemilestone, Truro, TR1 9EQ
Telephone 0300 1234 151 | **Email** planning@cornwall.gov.uk

www.cornwall.gov.uk

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

Simon

Surname

Williams

Company Name

Address

Address line 1

Bargesi

Address line 2

Carnbargus

Address line 3

Town/City

Perranporth

County

Cornwall

Country

England

Postcode

TR6 0JF

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

CAD Architects Limited

Company Name

Address

Address line 1

Courtleigh House

Address line 2

74-75 Lemon Street

Address line 3

Town/City

Truro

County

Country

United Kingdom

Postcode

TR1 2PN

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

Construction of a new dwelling and associated works

Reference number

PA20/09048

Date of decision

21/01/2021

What was the original application type?

Full 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

Introduction of black coloured, profiled sheet cladding to the north elevation in lieu of natural stonework originally approved and use of matching sheet cladding across the recessed section of the west elevation to replace the gold coloured composite external wall cladding originally approved.

Revisions to fenestration focusing on reduction in the width of the full height glazed opening into the landing at first floor level on the east elevation and installation of a narrow glazed panel at the opposing end of the landing on this elevation.

The design of the entrance door at ground floor level has been revised to a plain glazed item to replace the solid composite door originally approved.

The asymmetric ridged roof to the detached store outbuilding has been reconfigured to a lower, mono-pitch and the floor layout handed. Black coloured, profiled sheet cladding has been introduced to match the main dwelling and a window opening installed into the side (south) elevation.

Please state why you wish to make this amendment

The revisions to the external cladding to the new dwelling have been necessary in response to material shortages during the construction period at the time of Covid-19 restrictions. The amended finishes are appropriate to the contemporary design of the new dwelling and focus on the more discrete and recessive sections of the building. There are no changes to the siting, dimensions or scale of the development.

The changes to the fenestration are to provide additional light to the core internal circulation spaces of the new dwelling whilst at the same time maintaining the distinct character of the contemporary design and the overall proportion of glazing.

The amendments to the store outbuilding, including the handing of the floor plan, focus on simplifying its form whilst also reducing the height and visual massing of the structure. The cladding revisions also more closely reflect the finishes to the main dwelling whilst also providing increased security.

Overall, the proposed amendments are considered inconsequential in respect on the impact on the scale, design and character of the original approval. The changes are not considered detrimental in terms of residential or visual amenity given the design and appearance of the new dwelling and the separation distance from residential neighbours and where intervening landscape structure and boundary enclosure provide dense screening. It is also considered that the interests of any third parties notified of the original application proposal would not be disadvantaged given the limited nature and scale of the changes being proposed. On review it is also considered that the proposed changes would not be contrary to planning policy, including those relating to landscape character, design and residential amenity.

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

2804-3-020-C Proposed Site and Floor Plans
2804-3-030-A Garden Store: GA Plans and Elevations
2804-3-040-B Proposed Elevations and Visual Interpretation

New plan/drawing numbers

2804-3-020-G Proposed Site and Floor Plans
2804-3-030-D Garden Store: GA Plans and Elevations
2804-3-040-C Proposed Elevations and Visual Interpretation

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

CAD Architects

Date

27/10/2023