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Guildford Borough Council  
Planning Department  
Millmead House  
Guildford  
GU2 4BB

10 November 2023

Dear Sir / Madam

**Application Under Section 96a of the Town and Country Planning Act 1990 (as amended) for a Non-Material Amendment to Planning Permission 22/P/01234**

**AT: Land to the South of New Warren Farm, Warren Farm, Warren Road, Guildford, GU1 2HF**

**FOR: Alterations to External Elevations Including Materials and Fenestrations**


This letter is written on behalf of our client, Ms J Stephenson, in support of an application for Non-Material Amendments (NMA) to the approved development at Land at South of New Warren Farm, Warren Farm, Warren Road, Guildford, GU1 2HF under planning permission 22/P/01234.

The application is made up of this covering letter, the completed application forms, and the relevant fee (£234) submitted via the Planning Portal.

This application seeks a minor change to the approved development in respect of the external elevations including the materials and fenestrations.

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## **Introduction**

Following the changes given legislative effect by Section 96a of the Town and Country Planning Act 1990 (as amended), which came into force in October 2009, a Local Planning Authority can now agree changes to any planning permission where they are satisfied that the changes are not material.

Government Guidance '*Flexible options for planning permissions*' advises (under Annex A: summary comparison table) that for applications made under S96a, a Local Planning Authority has to be satisfied that the change is not material, having regard to the effect of the change on the planning permission as originally granted (our emphasis). The key consideration is therefore whether the amendments to the drawings would have a material effect on the planning permission granted. As this is an application under S96a, and not an application under S73, the Development Plan and other material considerations are not relevant.

## **Proposed Changes**

The proposed changes for which permission is sought are set out below.

### **Fenestration Alterations:**

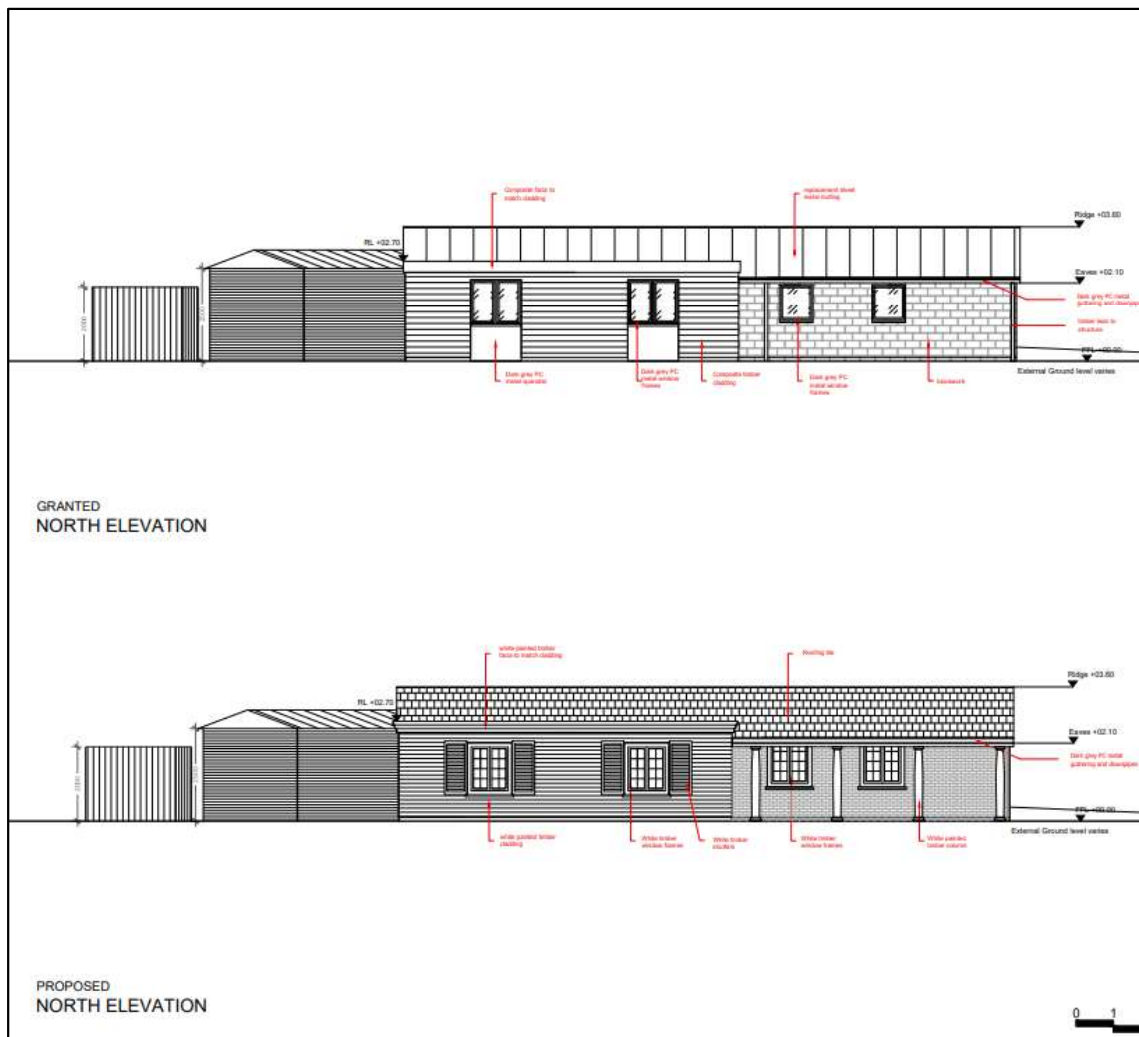
It is proposed to alter the design of all the windows and doors on the building, to provide white timber framed windows with shutters in a traditional style, over the previously approved dark grey metal windows. No alterations would be made to the location of each individual window, nor would the size of the openings be altered. As such, no new windows are proposed and there would be no material change to the impact on overlooking and neighbouring amenity over the approved scheme. Whilst the design would be different, providing a more traditional architectural composition, this would still be of an in-keeping design that would not harm the character of the surrounding area. Therefore, there would be no material impacts on the character and scale of the site and surrounding area as a result of the changes proposed in this NMA over the previously approved design.

### **External Materials Alterations:**

It is proposed to alter the materials utilised on the exterior elevations to create a more traditional style of building. Red/brown facing brick is proposed in place of the previously approved block work. Composite timber cladding was approved on the flat roof protrusion, with this NMA seeking approval for white painted timber cladding. Clay effect concrete tiles are proposed on the roof in place of the approved sheet metal roofing. Further, white painted

timber columns are proposed underneath the roof protrusion on the northern elevation, reflecting the traditional style of the proposed building alterations. The proposed changes would create a more traditional style of building over the approved modern materials, however, these would still be considered in-keeping the character of the surrounding area. As such, there would be no material impact on the character of the site and surrounding area as a result of the changes proposed in this NMA over the previously approved design.

The drawings below demonstrate the minor amendments proposed.



Given the nature of the changes proposed, we consider they are non-material and minor in nature, such that permission can be given by way of this Section 96a application.

The approved and revised drawing numbers are set out below.

<b>Approved Drawing Title</b>	<b>Substitute Drawing Title</b>
<b>A05</b> Existing & Proposed South Elevations	<b>A09</b> Granted & Proposed South Elevations
<b>A06</b> Existing & Proposed East Elevations	<b>A12</b> Granted & Proposed East Elevations
<b>A07</b> Existing & Proposed North Elevations	<b>A10</b> Granted & Proposed North Elevations
<b>A08</b> Existing & Proposed West Elevations	<b>A11</b> Granted & Proposed West Elevations

### **Summary**

We trust the enclosed documents are sufficient to allow the Council to approve this non-material amendment to permission reference 22/P/01234.

We look forward to receiving your confirmation that this is a valid non-material amendment. In the meantime, if you require any further clarification, do not hesitate to contact us at the above address.

Yours sincerely,

**Janet Long MRTPI**

**Planit Consulting**