

04 January 2024

Planning Department
Buckinghamshire Council
Aylesbury Area Local Office
Walton Street Offices
Walton Street
Aylesbury
HP20 1UA

Dear Planning Department,

Site: Burston Ridge Farm, Aylesbury Road, Wingrave, Buckinghamshire, HP22 4RH

Applicant: Burston Ridge Farm Developments Ltd

APPLICATION FOR NON-MATERIAL AMENDMENT - SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED) - PLANNING PERMISSION REFERENCE 23/01931/APP FOR THE CONVERSION OF 2NO AGRICULTURAL BARNs TO 7NO RESIDENTIAL DWELLINGS (USE CLASS C3); ASSOCIATED AMENITY SPACE, PARKING AND LANDSCAPING

1.1 On behalf of the Applicant, Burston Ridge Farm Developments Ltd, this application relates to a non-material amendment to the planning permission reference 23/01931/APP, specifically the amendment of Condition 2, which relates to drawing numbers. A minor change is proposed to the internal layouts of the proposed development at ground floor and first floor. to Incorporate a home office area. The changes are limited to the location of Internal walls and thus are non-material when taken In context with the overall scheme. Accordingly, the application Is submitted pursuant to S96A. The application submission, made over the planning portal, is accompanied by the following:

- This cover letter detailing the nature of the non-material amendment;
- Application form; and
- The appropriate fee.

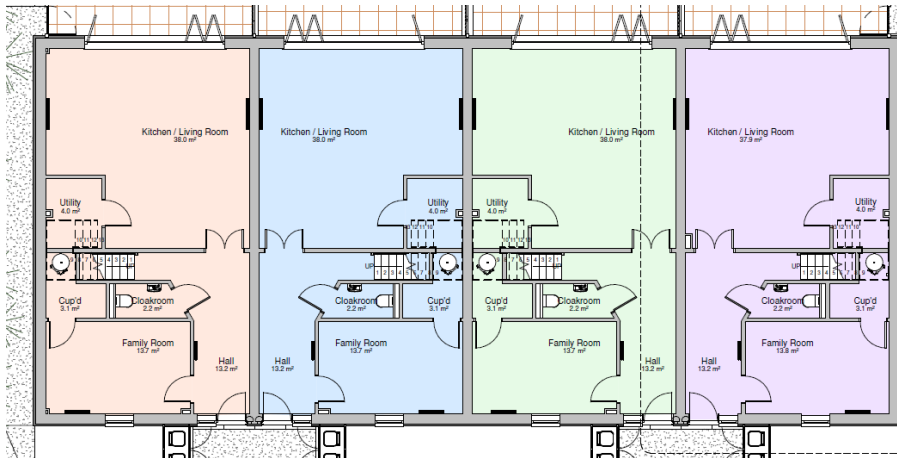
Proposed Amendments

1.2 The proposed changes to the plans relate to units 4 - 7, located In the larger of the two barns at the Site. The approved and the proposed floor plans are Included below In order to demonstrate the limited nature of the proposed changes. At ground floor, there Is a minor reconfiguration of Internal room layout, with a smaller utility room. At first floor, an area that was previously labelled as storage space has been reconfigured and better utilised as a study. Following the grant of planning permission, the Applicant has discussed the approved layouts with specialist residential agents who have advised that there Is specific demand for a dedicated home-working space In new homes, therefore an amendment to Incorporate this Is proposed. All of the proposed dwellings and individual rooms meet adopted space standards and there will be no change to the overall scale and mass of the buildings,

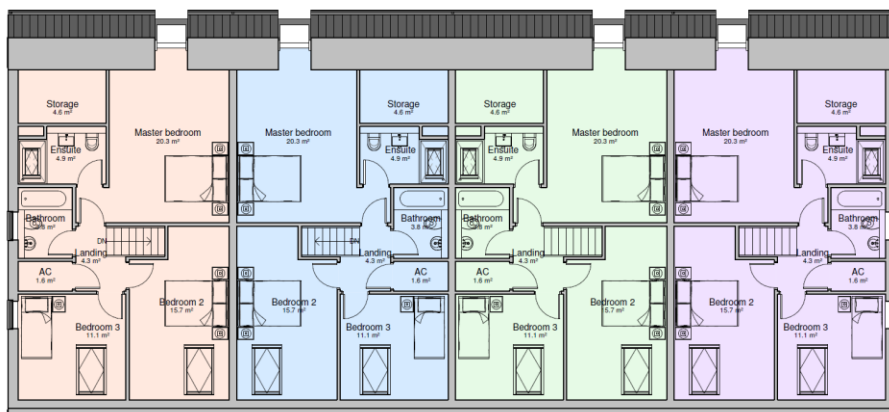
with the amendments limited to the internal layouts. The changes have no material impact on any planning policy considerations and are very minor when taken in context with the overall scheme.



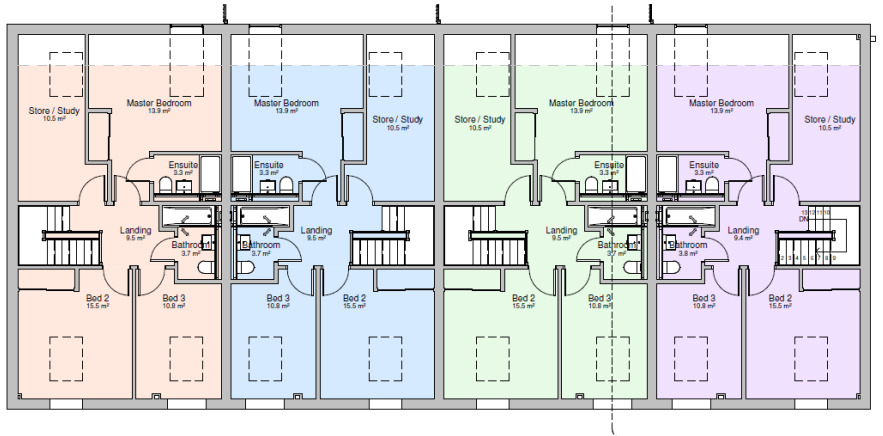
Approved Ground Floor Plan



Proposed Ground Floor Plan



Approved First Floor Plan



Proposed First Floor Plan

Governing Legislation

- 1.3 Section 96a of the Town and Country Planning Act 1990 provides: A local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted. As set out in the DCLG guidance ‘Greater flexibility for planning permissions’ there is no statutory definition of ‘non-material’ as this is dependent on the context of the overall scheme, since what may be non-material in one context may be material in another. The proposed amendments are non-material in nature when taken in context with the overall scheme for the reasons outlined above.
- 1.4 The section 96a provides a formal mechanism in which a minor alteration can be recognised as non-material. It is important to also recognise that a non-material change is one that is not subject to planning control as it does not amount to development.
- 1.5 In this instance, it is clear that the amendment of this condition is non-material when taken in context with the overall scheme, therefore the S96a application should be granted accordingly.

Proposed Amendment to Condition 2

- 1.6 The amended plans can be formally approved via the minor amendment to Condition 2 set out below in red.

Condition 2: The development hereby permitted shall be carried out in accordance with the details contained in the planning application hereby approved and drawing numbers:

- *Drawing No. 300 P1, Proposed Location Plan, received 26 June 2023*
- *Drawing No. 301 P1, Proposed Plans and Elevations (building 1, plots 1-3), received 27 June 2023*
- *Drawing No. ~~302 P1~~ 602(2) Rev C3, Proposed Plans and Elevations (building 2, plots 4-7) ~~received 27 June 2023~~*
- *Drawing No. 303 P1, Proposed Site Layout Plan, received 16 August 2023*
- *Drawing No. 308, Waste Collection Swept Analysis, received 26 September 2023 and in accordance with any other conditions imposed by this planning permission.*

Reason: For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority.

- 1.7 I trust that you have all the information you require to register the application. If, in the interim, you have any queries please do not hesitate to contact myself (lotte@ferioplanning.co.uk) at this office. I look forward to your formal acknowledgement of the application.

Yours faithfully,

Lotte Hirst

Director

Tel: 07778487270

Email: lotte@ferioplanning.co.uk

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PLANNING

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