

Durham County Council

Regeneration and Economic Development
 Planning Development
 County Hall
 Durham
 DH1 5UL



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

Mrs

First name

Sarah

Surname

Lenegan

Company Name

Address

Address line 1

Old Farm Cottage

Address line 2

School Aycliffe

Address line 3

Newton Aycliffe

Town/City

Darlington

County

Country

United Kingdom

Postcode

DL5 6QY

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

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

Single storey rear extension, conversion of workshop to habitable space including fenestration alterations and 3 no rooflights to rear roof slope, replacement windows and new vehicular gates.

Reference number

DM/19/03859/FPA

Date of decision

31/01/2020

What was the original application type?

Full planning & listed building consent

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

We propose to scale back the original proposals by:

- installing white coated heritage style aluminium french doors with low profile frames in lieu of constructing an orangery
- scaling back the mezzanine so that it only provides habitable space above the current garage area.
- using the ground floor workshop as a sitting room with heritage style white coated aluminium bi-fold doors with low profile frames
- reduce no of rooflights and increase size to accommodate building regs requirements (fire escape)

This is all at the rear of the property and all as described and drawn in the accompanying plans.

Please state why you wish to make this amendment

Some of the consented proposals are challenging from an engineering/structural perspective making them more costly than envisaged. We also feel that the proposals to omit the orangery and limit the extent of the mezzanine are more in keeping with the heritage and aesthetics of the building. The amendments also avoid any alterations to the front of the building.

Are you intending to substitute amended plans or drawings?

- Yes
 No

If yes, please complete the following details

Old plan/drawing numbers

First floor plan - 267/17
Ground floor plan - 267/14
Proposed elevations (rear) - 267/18
Proposed elevations (front) - 267/19

New plan/drawing numbers

2023/189/F1 Rev C

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

**** REDACTED ****

First Name

**** REDACTED ****

Surname

**** REDACTED ****

Reference

n/a

Date (must be pre-application submission)

01/11/2023

Details of the pre-application advice received

That the proposed changes be progressed by way of a NMA and a new LBC application (which has been lodged separately)

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

Sarah Lenegan

Date

17/01/2024