



January 2024

Non-Material Amendment to Planning Permission 21/01477/FULMAJ and 21/01477/NONMAT Erection of 13 No. Affordable Dwellings at Land at Ormerod Street, Thornton-Cleveleys, Lancashire, FY5 4HU.

Dear Sir/Madam,

Baxter Homes submits the above non-material amendment application for planning permission reference 21/01477/FULMAJ – 21/01477/NONMAT at land at Ormerod Street, Thornton Cleveleys.

The following drawings are submitted:

BH/0901/004 Rev E, Proposed Site Plan

A site investigation has shown that the position of a BT junction box is different to the location BT had provided in their documentation. This has meant that in the approved site plan the BT box was in the rear garden to plot 5, rather than the shown position in the road. BT need unrestricted access to this box and for it to be outside the title boundary. A prohibitive cost was quoted for rerouting the box so an alternative design to exclude it from plot 5 is the only solution. Therefore, the position of plots 5-6 have been amended to allow the BT box to fall outside the residential curtilage of plot 5 and keeping the required garden sizes.

Although a pedestrian access through the west of the site was approved, further legal investigation has found a covenant requiring a vehicular access in this location. Plots 10-13 have been repositioned to allow for a 3m vehicular access to fit down the side of plot 13.

Swept path analysis has been carried out on the amended layout and is compliant.

All house types will remain unchanged as per the non-material amendment 21/01477/NONMAT.

The new drawing will replace:

BH/04901/004 Rev -, Proposed Site Plan