

Department for Environmental and Community Services

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Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas 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	<input type="text" value="13"/>
Suffix	<input type="text"/>
Property Name	<input type="text"/>
Address Line 1	<input type="text" value="Barton Close"/>
Address Line 2	<input type="text"/>
Address Line 3	<input type="text" value="South Gloucestershire"/>
Town/city	<input type="text" value="Winterbourne"/>
Postcode	<input type="text" value="BS36 1DY"/>

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="365181"/>	<input type="text" value="180219"/>

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of a single-storey and two-storey rear extension and a two-storey side extension to form additional living accommodation.

Original Planning Permission Approval Ref: P20/04472/F

Approval of Non-Material Amendment Ref: P24/00011/NMA - to add the Plans submitted under the above Planning Permission as a Condition.

Condition 2

The development hereby permitted shall take place in strict accordance with the following plans:

BC/001 Location and Site Layout Plans

BC/002 Existing Plans and Elevations

BC/003 Proposed Plans and Elevations

Reason

To define the terms and extent of the permission.

Reference number

P20/04472/F & P24/00011/NMA

Date of decision (date must be pre-application submission)

20/01/2024

Please state the condition number(s) to which this application relates

Condition number(s)

2

Has the development already started?

Yes

No

If Yes, please state when the development was started (date must be pre-application submission)

30/05/2022

Has the development been completed?

- Yes
 No

If Yes, please state when the development was completed (date must be pre-application submission)

19/12/2023

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The footprint of the extension has been built 1.1m further South, largely due to conflict with sewerage, all of which is formally agreed with Wessex Water. A complaint was made about the increased size of the extension by a neighbour, which resulted in a visit by SGC and a further call from SGC's Planning Enforcement Officer, Mr. Mark Elliott on 22nd June 23. Mr. Elliott advised that SGC planning department has no objection to the increased size of the extension and therefore the complaint was closed. He also advised that the change be formally submitted and registered, in order not to cause any possible irregularities at some time in the future if I choose to sell the house. Mr. Elliott advised via. email on 15th August 23 that in lieu of submitting another Planning Application, the alternative would be to submit a Non-Material Amendment (NMA) application to condition the original plans. The NMA has now been approved, therefore I am now submitting this Removal / Variation Condition (RVC) application to amend / vary the plans that were conditioned in the NMA.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

I wish Condition 2 to be varied to permit the approval of amended / revised plans, which show the footprint of the extension being 1.1m further South. The Plans (attached) are as follows:

BC/001 Location and Site Layout Plans REV A (revised)
BC/002 Existing Plans and Elevations (No change since Planning Approval P20/04472/F)
BC/003 Proposed Plans and Elevations REV A (revised)

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

Phone call on 22/6/23 and email on 15/8/23.

Date (must be pre-application submission)

15/08/2023

Details of the pre-application advice received

Mr Marc Elliot email of 15th August 23 as follows:

Good morning Mr Batt

Your query has been passed to myself.

As discussed on the phone in June, you do have the option of submitting a full application.

However, the alternative would be to submit a Non-Material Amendment (NMA) application to condition the original plans; then you can submit a Removal / Variation Condition (RVC) application to now amend / vary the plans that were conditioned in the NMA.

You can find the fees for each of these at the below link,

<https://beta.southglos.gov.uk/static/751793ff3cd72d97bac561165d5bd9c8/PlanningFees.pdf>

Please be aware that for either the full / householder application or the RVC, you would be required to submit plans showing what you are proposing.

You can find further information regarding the difference applications and links at the below,

<https://beta.southglos.gov.uk/planning-permission-and-consent/>

Kind regards

Marc Elliott
Planning Enforcement Officer
Department for Place
South Gloucestershire Council
T: 01454 863113
www.southglos.gov.uk

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
 No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

George

Surname

Batt

Declaration Date

24/01/2024

Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition 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

Lee Batt

Date

24/01/2024