

Department for Environmental and Community Services

PO Box 1954
Strategic Planning,
Bristol BS37 0DD

 www.southglos.gov.uk
 RegistrationTeam@southglos.gov.uk
 01454 868 004



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

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

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

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

Installation of 2no. front dormer windows, 1no. rear dormer window with balcony and erection of a single storey rear extension with roof balcony to facilitate the formation of 3no. new flats (Class C3) and partial change of use from Class E to Class C3 living accommodation with other associated works.

Reference number

P23/02447/F

Date of decision

13/10/2023

What was the original application type?

Full planning permission

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

I refer to planning application ref. P23/02447/F at 17 Gloucester Road North, Filton, Bristol, BS7 0SG. SGC granted the application for 'Installation of 2no. front dormer windows, 1no. rear dormer window with balcony and erection of a single storey rear extension with roof balcony to facilitate the formation of 3no. new flats (Class C3) and partial change of use from Class E to Class C3 living accommodation with other associated works' on 13 October 2023. I attach the decision for your reference.

The same applicant Harbourside Holdings Ltd now wishes to make a small number of minor amendments to the permitted scheme. Together these are di minimis and non-material. Consequently, I request that SGC allows the changes as a non-material amendment.

The proposed non-material amendments are as follows:

- Unit 1 (ground floor unit at rear of property): Permitted rooflights in living room and bedroom are omitted.
- Unit 2 (ground floor unit behind retail unit): Unit is replanned. Permitted rooflight is omitted. A high level window is proposed from the living room allowing for far reaching views. External double doors from the living room (obscured to prevent overlooking to neighbouring garden) and bedroom will allow natural light to enter the rooms.
- Unit 3 (second floor unit): Permitted roof terrace is slightly different shape, which is acceptable because the rooflights at Unit 1 are now omitted.

Please find attached the following revised and new plans to support this NMA:

Revised plans

P21853 /P/320 Rev F – Ground floor, first floor, second floor plans (Replacing approved plan P21853/P/320 C - proposed floor plan)

P21853 /P/323 Rev D – Roof and site plan (Replacing approved plan P21853 /P/323 Rev B – Proposed roof site plan)

New plans

Plan no. P21853 /P/321 Rev F – Front and rear elevations

Plan no. P21853 /P/322 Rev F – Side elevations

Plan no. P21853 /P/324 – Sectional elevation - south

Please state why you wish to make this amendment

See answer to above question

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

Revised plans

P21853 /P/320 Rev F – Ground floor, first floor, second floor plans (Replacing approved plan P21853/P/320 C - proposed floor plan)

P21853 /P/323 Rev D – Roof and site plan (Replacing approved plan P21853 /P/323 Rev B – Proposed roof site plan)

New plans

Plan no. P21853 /P/321 Rev F – Front and rear elevations

Plan no. P21853 /P/322 Rev F – Side elevations

Plan no. P21853 /P/324 – Sectional elevation - south

New plan/drawing numbers

See answer to above question

Site Visit

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

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

Jonathan Adams

Date

06/02/2024

