

Planning Services
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Shropshire
 Council

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

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

Location: Gatmore Cottage, Nash, Ludlow, Shropshire
Description: Creation of a treehouse with external decking areas to be used as ancillary living accommodation to Gatmore Cottage

Reference number

21/04717/FUL

Date of decision

11/01/2022

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

We wish to change the shape and size of the building. The original building was curved with a raised decking. We wish to replace this with a building that has a rectangular footprint, lower overall elevation and is on ground level. This new building will be approx 10m sq smaller internally and will sit directly over the foot print of an existing shed which would have been removed to build the original treehouse proposal. Internally it will still have the same kitchen/living/dining area, bedroom with an ensuite bathroom. The approved sewage, water and electrical supplies for the annexe will not change, and will will maintain the agreed landscaping plan for the surrounding. The new building will have a deck size of 31.5m sq and an internal size of 33.03m sq. The deck will also be square. The new buildings patio roof will have a Sedum moss roof to help naturalise it into the existing environment.

Please state why you wish to make this amendment

We wish to make this amendment for two reasons. Firstly the cost of the project in the current climate means that the project is no longer financially tenable. We have also after consideration we wish to look at a building that will have less impact of the surround trees and will, we feel sit more comfortably with the landscape and complement the main property.

Are you intending to substitute amended plans or drawings?

- Yes
 No

If yes, please complete the following details

Old plan/drawing numbers

958_001_C_Site Location Plan.pdf
958_101_B_Ground Floor Plan (planning).pdf
958_105_B_Roof Plan (planning).pdf
HBA 915 - 01 Landscape Plan.pdf

New plan/drawing numbers

Gatmore_Elevations.pdf
Gatmore_Site Location Plan.pdf

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

Natalie Jump

Date

17/02/2024