

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

Michelle

Surname

Simpson

Company Name

Address

Address line 1

1 Shire Mill Close

Address line 2

Address line 3

Town/City

Mossley

County

Tameside

Country

Postcode

OL5 0AS

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

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

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

Three storey rear extension, single storey attached garage to the side, new roof and attic conversion with dormers to front elevation.

Reference number

: 22/00749/FUL

Date of decision

05/10/2022

What was the original application type?

Householder 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

Increasing the size of the rear extension. At ground floor we are proposing to take the rear elevation out by 1m further than originally consented.

This increase in size is then repeated only for the 3 storey element to the rear. At first floor bedroom 3 will increase by 1m but bedroom 2 remains unchanged. The master bedroom at the attic level will also extend out to the rear a further meter in line with the first floor.

Please state why you wish to make this amendment

The client has a young growing family and they feel the original consent does not give them enough additional space particularly at ground floor and they wish to increase the size of the extension.

During the original application the case officer was concerned with the potential impact the rear extension would have on the 90 degree visibility splay from the neighbouring house first floor window, and this dictated how far the original consent could extend out towards the rear. We believe re-evaluating this visibility splay has given us some scope to extend the rear of the property a little further. However, to minimise the impact on the neighbouring property we propose to increase the extension at ground floor only and retain the line of the original consent at first floor, immediately adjacent to the neighbouring property. It is only the 3 storey element of the rear extension that we propose to extend a further meter above the ground floor. As indicated on the Siteplan 006A this is nearly 12m from the neighbouring first floor window location, and well within the boundary of the applicant's property. We therefore believe this 1m increase to the rear extension will have no greater impact on the neighbouring property than the original consent.

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

370 AP006 - Site plan with 45 degree visibility from approx location of neighbouring first floor window.

370 AP010 C Proposed Ground & First Floor Plans

370 AP011 C Proposed Attic & Roof Plan

370 AP012 C Proposed Elevations

New plan/drawing numbers

370 AP006 A Site plan with 45 degree visibility from approx location of neighbouring first floor window.

370 AP010 D Proposed Ground & First Floor Plans

370 AP011 D Proposed Attic & Roof Plan

370 AP012 D Proposed Elevations

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

David George

Date

05/03/2024