

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

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

27260

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

Demolition of rear single storey extension, erection of two storey side and rear extension, single storey rear extension, excavation and retaining wall to rear garden, front porch and formation of enlarged parking area

Reference number

59740/002

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

07/08/2023

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

Condition number(s)

condition no.4 The development hereby permitted shall be carried out in accordance with the following approved plans and particulars

Has the development already started?

Yes

No

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

01/01/2024

Has the development been completed?

Yes

No

Condition(s) - Variation/Removal

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

The approved scheme was always considered to be a technical challenge due to the topography of the rear garden along with due consideration to the adjoining and adjacent properties. The proposal would have involved extensive soil excavation and removal and then the erection of specialist formwork to allow the concrete retaining walls to be formed. The project was tendered, but after receiving several competitive quotations, the costs proved far too prohibitive, mainly due to further increases in labour and materials costs. It was therefore decided to reduce the scheme in size to slim costs back in line with the original budget. This involved completely removing the single storey element (forming the kitchen area) as this was built into the back and required the large retaining walls. This reduces the depth of the ground floor footprint by 3 metres. The revised proposal is to leave the rear garden levels and then demolish the existing rear extension and re-build on the original external rear line.

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

to substitute approved plans with revised plans

Approved plan - Proposed block plan GP/04/22 Rev E to be substituted with Proposed block plan GP/04/22 Rev F

Approved plan - Proposed floor, roof and elevations plan GP/03/22 Rev K to be substituted with Proposed floor, roof and elevations plan GP/03/22 Rev N

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

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

Graham

Surname

Powell

Declaration Date

27/02/2024

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

Graham Powell

Date

28/02/2024

