

# THURROCK COUNCIL

[www.thurrock.gov.uk](http://www.thurrock.gov.uk)

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

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

Proposed replacement dwelling of a contemporary design with associated hard and soft landscaping

Reference number

22/00652/FUL

Date of decision

12/08/2022

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

Modification of window configurations due to a planning condition imposed on the initial planning approval, following a previously approved application for the discharge of this condition.

Please state why you wish to make this amendment

Please see following description of Planning Condition 10: "Prior to the first occupation of the dwelling hereby permitted, the first floor windows in both the north and south elevations shall be glazed with opaque glass and of a non-openable design with the exception of a top hung fanlight (which shall be at least 1.7m above internal floor level) and shall be retained as such thereafter."

The project has commenced on-site, and we are unable to source the originally proposed and approved windows due to limitations regarding their opening style and weight. Consequently, we are exploring alternative window configurations that we believe, while falling outside the constraints of the planning condition, adequately address concerns regarding overlooking, which was the primary reason for the imposed condition.

The suggested window configurations harmonise with the other openings throughout the home, ensuring a uniform design language. This layout was initially proposed in the approved planning proposal, detailed in drawing RHJB\_22002\_002E\_Proposed Plans and Elevations. We believe that opting for a fan-light arrangement would disrupt the cohesive design of the house and prevent adequate room ventilation required by Building Regulations. Instead, the proposed configuration includes obscure glass in compliance with this planning condition, alongside a window restrictor limiting the aperture to 70mm, as depicted in drawing RHJB\_22002\_011B\_Proposed North and South Elevations. We are confident that any potential overlooking concerns would be minimal, especially given the placement of these windows along a side alleyway and within a transitional zone between bedroom and en-suite spaces within the home.

Are you intending to substitute amended plans or drawings?

Yes

No

If yes, please complete the following details

Old plan/drawing numbers

Application Reference: 23/00236/CV

RHJB\_22002\_002D\_Proposed Plans and Elevations

RHJB\_22002\_011A\_Proposed North and South Elevations

New plan/drawing numbers

RHJB\_22002\_002E\_Proposed Plans and Elevations

RHJB\_22002\_011B\_Proposed North and South 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

If Other has been selected, please provide contact details:

Title

First name

\*\*\*\* REDACTED \*\*\*\*

Surname

\*\*\*\* REDACTED \*\*\*\*

Phone Number

\*\*\*\* REDACTED \*\*\*\*

Email

\*\*\*\* REDACTED \*\*\*\*

## 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

First Name

\*\*\*\* REDACTED \*\*\*\*

Surname

\*\*\*\* REDACTED \*\*\*\*

Reference

Email Correspondence

Date (must be pre-application submission)

13/03/2024

Details of the pre-application advice received

We reached out to Katie Huckstepp for guidance on the necessary application process and the acceptability of the proposed changes in principle, given her involvement in the window condition discharge application (23/00236/CV).

Katie indicated that, in principle, there were no significant concerns as long as appropriate precautions were taken to prevent overlooking. Furthermore, Katie mentioned that submitting a non-material amendment application would be an acceptable approach for requesting these revisions.

## 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

Richard Hobden

Date

15/03/2024