

**UTTLESFORD DISTRICT COUNCIL**

Council Offices, London Road, Saffron Walden, Essex CB11 4ER

Telephone (01799) 510510

Textphone Users 18001

Email planning@uttlesford.gov.ukWebsite www.uttlesford.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

Mr

First name

Terry

Surname

Truscott

Company Name

Creative In/Exteriors Ltd

Address

Address line 1

C/o Ka Peters & Co

Address line 2

30-40 Eastcheap

Address line 3

Town/City

London

County

Country

Postcode

EC3M1HD

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

construction of 1no. dwelling with detached garage. at Land Adjacent Thatch Cottage, Hill Road, Hempstead, Essex CB10 2PH

Reference number

UTT/22/2206/OP

Date of decision

16/02/2023

What was the original application type?

Outline planning permission: All matters reserved

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

change the wording of condition 12

Please state why you wish to make this amendment

To amend the phrasing of the condition to accommodate for Essex highways From “Notwithstanding any drawings hereby approved indicating otherwise and prior to occupation of the development hereby approved, a drawing demonstrating the footway that shall be along the northern side of Hill Road from the site access to connect into the existing footway (adjacent to Hill House) shall be submitted to and approved in writing by the local planning authority. The footway shall be constructed to a minimum of 1.5 metres width for the length of the frontage of the application site and Thatch Cottage until it meets the existing footway fronting Hill House. Thereafter, the footway shall be implemented in accordance with the approved drawing. REASON: To enable accessibility and pedestrian safety in the interest of highway safety, in accordance with the adopted Uttlesford Local Plan Policies GEN1, GEN8, the adopted Uttlesford Local Residential Parking Standards (2013), the adopted Essex County Council Parking Standards: Design and Good Practice (2009), and the National Planning Policy Framework (2021)” Into “Notwithstanding any drawings hereby approved indicating otherwise, a footway shall be constructed to a minimum of 1.5 metres width for the length of the frontage of the application site and Thatch Cottage and to the maximum available width within the highway boundary for the remaining length of the frontage of Hill House until it meets the existing footway fronting Hill House. Thereafter, the footway shall be implemented in accordance with the approved drawing prior to occupation of the development hereby approved. REASON: To enable accessibility and pedestrian safety in the interest of highway safety, in accordance with the adopted Uttlesford Local Plan Policies GEN1, GEN8, the adopted Uttlesford Local Residential Parking Standards (2013), the adopted Essex County Council Parking Standards: Design and Good Practice (2009), and the National Planning Policy Framework (2021)”.

Are you intending to substitute amended plans or drawings?

- Yes
 No

If yes, please complete the following details

Old plan/drawing numbers

600-A Path Site Plan

New plan/drawing numbers

600-B Path Site Plan

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

Ruaridh Wainwright-Harrower

Date

03/04/2024