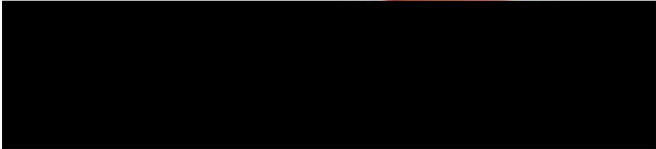




Our Ref: MB/11023
(Please reply to Banbury office)



26th March 2024

Planning Department
West Oxfordshire District Council
Woodgreen
Witney
OX28 1NB

Dear Sirs

**TOWN AND COUNTRY PLANNING ACT 1999
NON-MATERIAL AMENDMENT PLANNING TO APPROVAL 21/01561/FUL AT COLDWELL BROOK, 52
SHIPTON ROAD, ASCOTT-UNDER-WYCHWOOD, OX7 6AG**

‘Removal of existing garaging and realignment of driveway. Erection of a two storey replacement building to provide undercroft parking with a self contained unit above (amended plans).’

The above application (LPA Ref. 21/01561/FUL) for the above site was granted planning consent on the 6th September 2021.

I submit this Non-Material Amendment which seeks to replace the approved drawing (drawing no. 20-053-11B) with the new drawing (drawing no. 20-053-13). This comprises a change to the elevational treatment on the northeast side and looks to establish 4 covered (possibly enclosed) car parking spaces with a 2-bed accommodation unit, rather than 1.

Approved Drawing	Amended Drawing through this NMA
Replacement Garage - Sketch Scheme 1: Ref. 20-053-11B	Replacement Garage - Sketch Scheme 2: Ref. 20-053-13

There is no statutory definition for the type of changes that might be considered non-material. The Town and Country Planning Act suggests that in deciding whether a change is material or not, a local planning authority must have regard to the effect of the change, together with any previous changes made on the original grant of planning permission. A non-material amendment might be as follows:

- It is a very small change;
- It does not vary significantly from what was described on the planning permission;
- It does not conflict with any conditions on the planning permission;
- It does not introduce or move windows or other openings that could affect other properties.

The proposed changes set out above are considered ‘small changes’ that do not significantly vary the consented scheme as approved under planning approval Ref; 21/01561/FUL.

The changes constitute non-material amendments under Section 96A of the Town and Country Planning Act 1990. The applicant respectfully requests that the Council consent to these changes.



The Planning Application Fee of £43.00 (including the planning portal service charge) has been paid online via the Planning Portal.

If you require any further information, please contact me.

Kind regards



Mitchell Barnes

Enc: As noted above