



REF:
(INTERNAL ONLY)

Planning department

Hart District Council, Civic offices, Harlington Way, Fleet, GU51 4AE

PLEASE ENSURE THAT YOU HAVE READ
THE VALIDATION CHECKLIST ON:
www.hart.gov.uk/planning-applications

Email: planningadmin@hart.gov.uk
Website: www.hart.gov.uk
Telephone: 01252 774419

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

Matthew

Surname

Riley

Company Name

Address

Address line 1

Colston

Address line 2

Dorchester Road

Address line 3

Town/City

Hook

County

Country

United Kingdom

Postcode

RG27 9DW

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

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

Creation of a front dormer to the first floor as an infill between two existing dormers, with a central single-pane window and sun pipe to its roof, installation of sun pipe to the existing front porch roof and minor internal alterations to the ground and first floors.

Reference number

22/02059/HOU

Date of decision

21/10/2022

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

Amendment of the centrally positioned single pane window, as was approved, to a double pane window.

Please state why you wish to make this amendment

The amendment allows for more much needed daylight into both front-facing (northerly) bedrooms rather than just one, whilst also meaning less internal wall reconfiguration and disturbance in general in respect of the overall build programme. This amendment is considered to result in more harmony between ground and first floor fenestrations in terms of widths, positioning and formation. The materials and style will again match the existing, and the previous arguments cited at the time of the original and subsequently approved application pertaining to surrounding privacy still apply: There are no dwellings opposite the subject property - only a car park ("Charles Close") - which is itself set some distance beyond, and there is a large amount of natural shielding of the subject property from the street and indeed along both sides of the road by a line of mature Horse Chestnut trees.

Are you intending to substitute amended plans or drawings?

- Yes
 No

If yes, please complete the following details

Old plan/drawing numbers

P-001.03
P-001.05

New plan/drawing numbers

P-001.03-A
P-001.05-A
P-001.07

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

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

02/05/2024

Details of the pre-application advice received

Email response from the above named Duty Officer confirming that the proposed change would be considered a Non-Material Minor Amendment, and a follow-up telephone conversation the same morning in which this Duty Officer informed me this would be a permissible such amendment.

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

Matthew Riley

Date

08/05/2024

