

Dovetail Building Consultants
6 The Courtyard
Furlong Road
Bourne End
SL8 5AU

Date: 22nd April 2022

Please ask for: Maria Tomalova

Tel: 01903 737510

Your Ref:

Our Ref: BE/30/22/NMA

Dear Dearman,

**Section 96A of the Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015
(as amended) - Article 10**

Non material amendment following BE/97/21/PL for changes to fenestration and change to external wall finishes (now all render).

Springfields Chichester Road Bersted PO21 5EE

I refer to your recent application for a Non Material Minor Amendment.

Non-material amendments are considered to be those changes which are insignificant and do not change the intensity, form or description of the original planning permission. They cannot change the intensity of the original planning permission, result in a change to the description of the application or conflict with any conditions of the original permission.

The reasons that these proposal has been accepted as Non-Material Amendments is because the changes do not materially alter the planning permission, do not necessitate additional consultation with local residents, do not breach planning policy and do not enlarge the building.

It is accepted that the proposed external cladding to parts of the walls on the south-western and south-eastern elevation would be replaced with painted render. The changes to approved fenestration are proposed as well: A triple French window on the projection of south-western elevation and a narrow French window of the main building would be removed. Two narrow French windows of the south-eastern elevation would be removed and one narrow and one wide French windows of the front projection would be replaced with two small windows. One of two proposed roof lights would be removed and the remaining would be slightly pushed down within the roof plane. A triple French window of the north-western elevation would be

replaced with a double French window, small window would be replaced with a large French window and French windows (openable) would be replaced with another non openable large French window. The approved window in the middle of north-western elevation would be replaced with a different style of window of the same size. Four roof-lights are proposed on the north-western roof plane instead of two approved. Two double French doors of the north-eastern elevation would be replaced with one French door with side narrow window and double French window. One of two small windows would be replaced with larger casement window also position of opening would be changed.

Given the dwelling would be sited far enough away from neighbouring properties all openings, subject to this application are at the ground floor except of roof lights. The north-western roof plane where further two roof lights are proposed is facing to the open fields.

The proposed amendments would be insignificant therefore they can be considered as an NMA under section 96A of the Town and Country Planning Act 1990.

Please note that the proposed drawing No 3105/ADI Rev PLI dated 16/03/22 replaces listed below originally approved drawings:

Approved Dwg No 06 South-East and South-West Elevations

Approved Dwg No 07 North-East and North-West Elevations

Approved Dwg No 02 Ground Floor Plan

Approved Dwg No 3105/ADI Rev PI

I trust this information is of assistance to you.

Yours sincerely



Neil Crowther
Group Head of Planning