

Development Management
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Dear Sir or Madam

NON MATERIAL AMENDMENT APPLICATION – RE: PLANNING PERMISSION CM/6/20/PL, APPROVED 23/07/2020

North Barn, Climping

I am writing to you to make a formal application for a non-material amendment under Section 96(A) of the Town and Country Planning Act (1990) (NMA) to this full planning permission. A payment of £262.00 has been made on the planning portal to cover the requisite fee.

This NMA concerns amendments to the North Barn, Climping Street, BN17 5RG.

Application Context

Planning permission granted under application reference CM/6/20/PL established the change of use of the barn to a dwelling. The conversion was required to allow the applicant to operate her tourist business which comprises holiday lets and a campsite adjacent to the barn.

Summary of Changes Sought

The following drawings are attached as part of this NMA for approval of Condition 2 of application reference: CM/6/20/PL:

- Proposed Ground Floor Plan dwg.no.103 DP Rev 02;
- Proposed First Floor Plan dwg.no. 104 DP Rev 02;
- Proposed North and East Elevations dwg.no. 105 DP Rev 02;
- Proposed South and West Elevations dwg.no. 106 DP Rev 02.

These are intended to supersede the following approved drawings:

- Proposed Ground Floor Plan dwg.no.103 DP;
- Proposed First Floor Plan dwg.no. 104 DP;
- Proposed North and East Elevations dwg.no. 105 DP;
- Proposed South and West Elevations dwg.no. 106 DP.

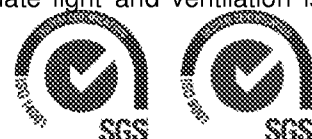
The proposed changes seeks three minor changes to the approved plans. These amendments are demonstrated in the accompanying plans and in the extracts below.

1. The first amendment seeks to add two additional windows to the ground floor, one on the eastern elevation and another on the western elevation. These will ensure adequate light and ventilation is

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provided in habitable areas of the dwelling. The windows will be dark brown UPVC to match the other approved windows.

2. The second amendment seeks to provide a porch to the entrance of the property. This will be constructed of matching brickwork and will have a natural slate roof. A Dark Brown UPVC glazed door to match the approved windows will be used.
3. The final amendment is to provide a dormer window on the eastern side of the first floor to provide better lighting and amenity into the main bedroom. The dormer will allow improved head room and floorspace whilst increasing the amount of natural light. The dormer will be constructed with black stained timber weatherboarding to reflect the approved northern elevation.

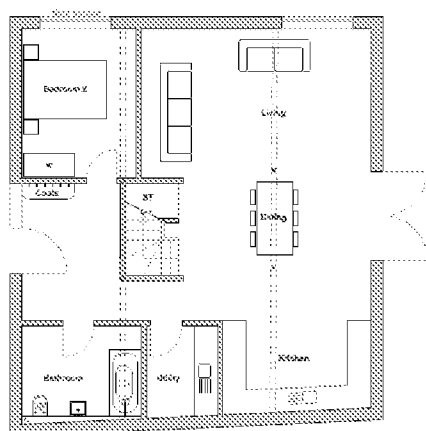


Figure 1.1
Approved Ground Floor Plan

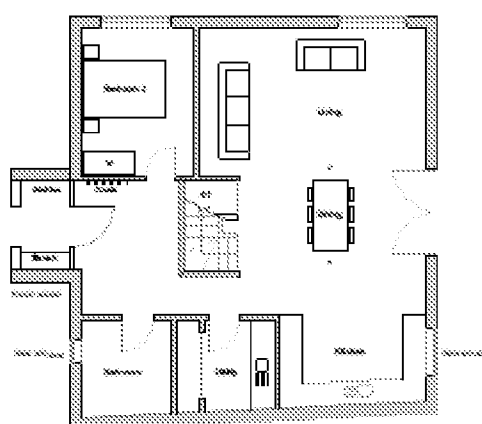


Figure 1.2
Proposed Amendments to Ground Floor Plan

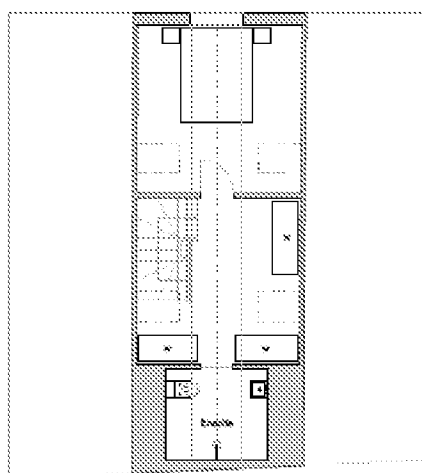


Figure 2.1
Approved First Floor Plan

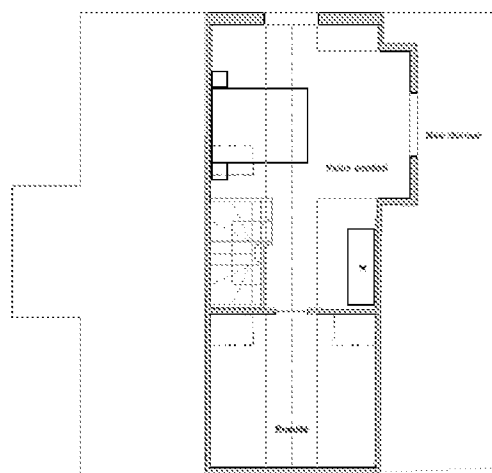


Figure 2.2
Proposed Amendments to First Floor Plan

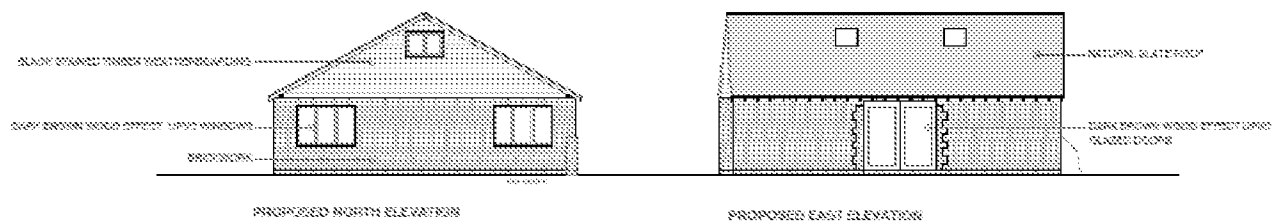


Figure 3.1
Approved North and East Elevations

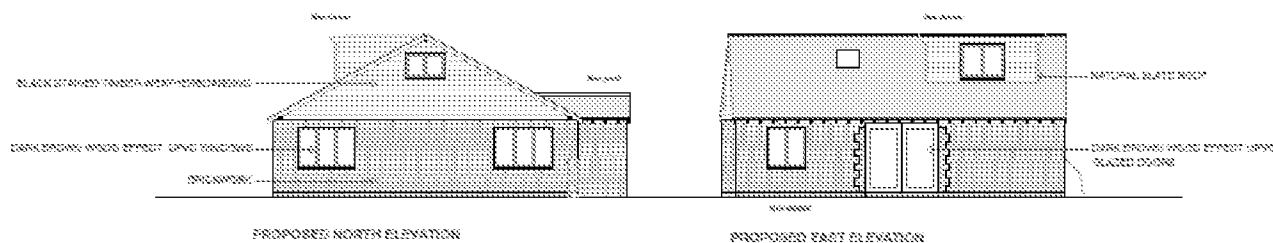


Figure 3.2
Proposed Amendments North and East Elevations

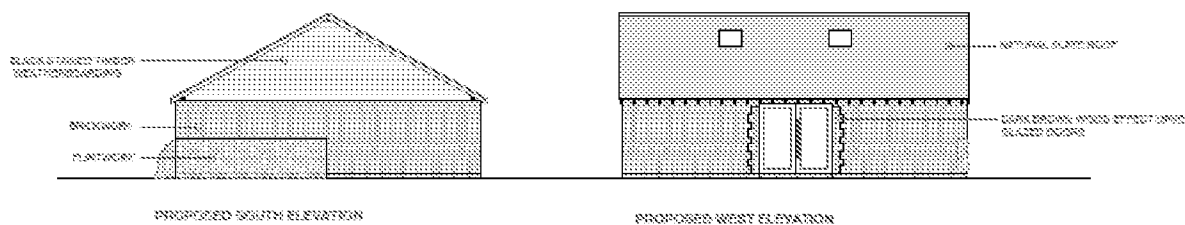


Figure 4.1
Approved South and West Elevations

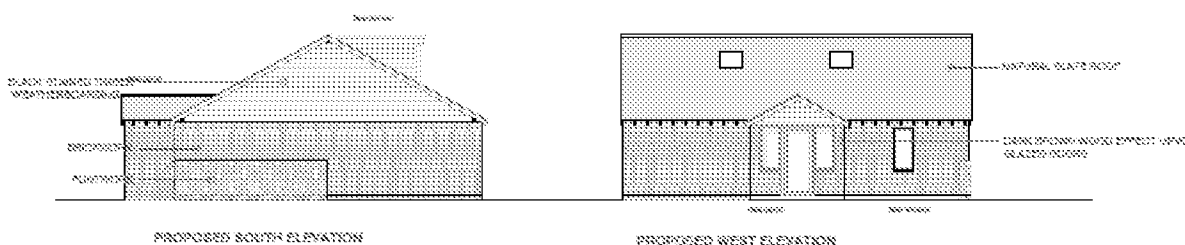


Figure 4.2
Proposed Amendments South and West Elevations

Overall, we consider that the addition of windows and a porch is minor and is not material to the development as approved. The amendments will not impact the privacy or amenity of adjacent uses and will ensure a better living environment for the occupant of the dwelling which is to remain in use for the management of the adjacent campsite.

Regarding the proposed new windows, these are to be on the east and west elevations. As you can see on the approved Location Plan, the western elevation is not bounded by a dwelling, instead a large hedge and commercial buildings within the applicants ownership. The position of this window (on ground floor level) will not materially affect the privacy or outlook of this western elevation.

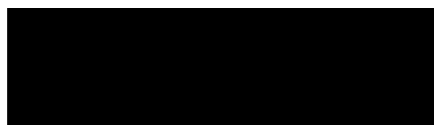
Regarding the eastern elevation, the proposed NMA also seeks a small, ground floor window and first-floor dormer window. The other buildings to the east buildings are also within the applicant's ownership, have no doors or windows looking west and would not affect neighbouring property which has a high stairway window which looks north.

As a result, these changes will be non-material, as they will not impact on neighbouring properties by virtue of not creating any greater overlooking and fall very much within the scope of the previous planning consent.

I trust the above and accompanying drawings give sufficient clarification of the amendments sought.

Should you have any queries in relation to this submission, please do not hesitate to contact me.

Yours sincerely

A solid black rectangular box used to redact the signature of Philippa Robinson.

Philippa Robinson
Senior Planner