

Application for a non-material amendment following a grant of planning permission.

Town and Country Planning Act 1990

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.

1. Site Address

Number	38
Suffix	
Property name	
Address line 1	The Roystons
Address line 2	
Address line 3	
Town/city	East Preston
Postcode	BN16 2TS
Description of site location must be completed if postcode is not known:	
Easting (x)	506748
Northing (y)	101976
Description	

2. Applicant Details

Title	Mr
First name	
Surname	Clarke
Company name	
Address line 1	38, The Roystons
Address line 2	
Address line 3	
Town/city	East Preston

2. Applicant Details

Country	
Postcode	BN16 2TS
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No	
Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	
First name	Oliver
Surname	McGowan
Company name	OM Architectural Design
Address line 1	Works House
Address line 2	Station Road
Address line 3	East Preston
Town/city	Littlehampton
Country	
Postcode	BN16 3AA
Primary number	
Secondary number	
Fax number	
Email	

4. Eligibility

Do you, or the person on whose behalf you are making this application, have an interest in the part of the land to which this amendment relates? ☒ Yes ☐ No

If you are not the sole owner, has notification under article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 been given? ☐ Yes ☐ No ☒ Not Applicable

5. Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Reference number:	EP/54/21/HH
Date of decision	16/07/2021

5. Description of Your Proposal

What was the original application type?

Householder Planning Permission

For the purpose of calculating fees, which of the following best describes the original application type?

☒ Householder development: Development to an existing dwelling-house or development within its curtilage

☐ Other: anything not covered by the above category

6. Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Omit side extension to east elevation and relocate garage/store window on southern elevation to new proposed study room. New rendered finish to east elevation to match previously approved application EP/54/21/HH.

Are you intending to substitute amended plans or drawings?

☒ Yes

☐ No

If yes please complete the following

Old plan/drawing numbers

BBZ 1000 00
BBZ 1001 00
BBZ 1002 00
BBZ 1003 00
BBZ 1004 01
BBZ 2000 00
BBZ 2001 00
BBZ 2002 00
BBZ 2003 00
BBZ 2004 02
BBZ 2005 01
BBZ 2006 02
BBZ 2007 03

New plan/drawing numbers

BBZ 1000 00
BBZ 1002 01
BBZ 1004 02
BBZ 2004 03
BBZ 2005 02
BBZ 2006 03
BBZ 2007 04

Please state why you wish to make this amendment

Reduce scope of works to east elevation
New window to study and omit window to garage/store on southern elevation
New rendered finish to east elevation

7. 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

8. 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

First name

Amber

Surname

Willard

ARON DISTRICT COUNCIL EP/103/21/NMA

Planning Portal Reference: PP-10155612

8. Pre-application Advice

Reference

Date (Must be pre-application submission)

20/08/2021

Details of the pre-application advice received

Dear Mr Clarke,

Thanks for this.

I believe you could complete these works without the need for planning permission. As long as the window is the same in appearance, to the ground floor you can install windows under permitted development. It is only when they are to a first floor, they must be obscured.

However I believe PD rights only come into force once the development has been constructed. Therefore the window should be added under PD only once the build is finished which might not be ideal.

Alternatively you could submit an NMA. I attach the guidance above that it has to comply with. I do not believe the re positioning of a ground floor window would result in an increase in overlooking or result in changes to the external details that materially alter the appearance.

Hope this helps

Thanks

Amber

9. 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.

☐ Yes ☐ No

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?

10. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒

Date (cannot be pre-application)

23/08/2021