

Mrs Heather Barnes
23 Little Dormers
Upper Drive
East Preston
BN16 1QN

Date: 26th April 2021

Please ask for: Zoe Toppin

Tel: 01903 737889

Your Ref:

Our Ref: EP/32/21/NMA

Dear Mrs Barnes,

**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 grant of EP/7/21/HH to increase the size of new window on first floor south elevation.

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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 proposals have been accepted as Non-Material Amendments is because they do not have a material impact upon the originally approved development and do not necessitate additional consultation and can therefore be considered under section 96A of the Town and Country Planning Act 1990.

From the information submitted I am able to accept drawing no 'South Elevation (NTS)' as a Minor Amendment to EP/7/21/HH subject to the following planning condition.

The window on the first floor of the south elevation must be completely obscurely glazed. The window is to remain fixed shut below 1.7m. In order to protect the amenities of 21 Upper Drive to the south.

REASON: In order to protect the amenity of adjoining residential properties.

I trust this information is of assistance to you.

Yours sincerely

A handwritten signature in black ink, appearing to be 'NC', followed by a period.

Neil Crowther
Group Head of Planning