

Luken Beck
30 Carlton Crescent
Polygon
Southampton
SO15 2EW

Date: 25th February 2021

Please ask for: Mr S Davis
Tel: 01903 737874

Your Ref:

Our Ref: Y/11/21/NMA

Dear Mr Roberts,

**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 Y/63/19/RES to increase the number of M4 (2) 'Category 2: Accessible and Adaptable Dwellings' affecting Plots 42 to 47, involving altered internal layouts and a slight increase in the footprint of the plots by 75mm east-west and 250mm north-south.

Bonhams Field Main Road Yapton BN18 0DX

I refer to your recent application for a Non Material Minor Amendment. I note that you propose to enlarge proposed plots 42-47 with the building footprint increased by 75mm east-west and 250mm north-south. These plots are M4(2) compliant dwellings and you state that the changes are to allow for more space, flexibility and adaptability as well as enabling better circulation and manoeuvrability within the properties.

In addition, you propose to decrease the number of disabled parking spaces from 6 to 3 by removing the 3 spaces near plots 42-56. You state that this is because parking at M4(2) dwellings must have a space that can be widened to 3.3m but all of the spaces for the M4(2) plots in these areas are already 3.3m wide.

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 result in a change to the description of the application, breach adopted planning policy, conflict with any conditions of the original permission, result in changes to the external details that would materially alter the appearance of the building or be such that consultation/publicity is required. The Council will not accept increases in footprint of more than 1.0 metres.

It is considered that the proposed changes will not materially alter the appearance of the development approved by the planning permission, do not conflict with any conditions of the permission and do not breach any planning policy. The changes to footprint are within the scope of the Councils guidance. It

is also noted that there are no adopted planning policies which require a certain provision of disabled spaces.

The changes can therefore be considered as an NMA under section 96A of the Town and Country Planning Act 1990.

The following submitted plans are approved and replace the corresponding plans approved by Y/63/19/RES as set out in your covering letter of 25/01/21: 18076-C101 Rev I "Coloured Site Layout"; 18076-P102 Rev W "Proposed Site Plan"; 18076-P106 Rev L "Proposed Site Plan (M4(2) & Affordable Housing; 18076-P122 Rev B "Plots 42-47 Proposed Plans"; and 18076-P123 Rev C "Plots 42-47 Proposed Elevations".

I trust this information is of assistance to you.

Yours sincerely

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

Neil Crowther
Group Head of Planning