

**Planning**

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Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

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.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

385440

402922

Description

Land on the corner of Old Market Street and Domett Street.

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Jessica

Surname

Ward

Company Name

Bernard Taylor Partnership Ltd

Address

Address line 1

Elizabeth House

Address line 2

486 Didsbury Road

Address line 3

Heaton Mersey

Town/City

Stockport

County

Country

Postcode

SK4 3BS

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

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

Erection of 4no. dwellings (cottage flats) (Class C3) with associated landscaping and car parking

Reference number

137733/FO/2023

Date of decision

21/12/2023

What was the original application type?

Full planning permission

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

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

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

- Bin Stores changed to lockable and secure
- Proprietary Bike Store size amended – hard standing and grass amended in accordance with updated size of bike stores
- White fascia's amended to grey to match doors and windows
- Front door pattern updated to show reduced glazing
- Kitchen window updated to 1050mm in size with lower panel removed
- Internal store for HWHP Cylinder added

Please state why you wish to make this amendment

These amendments are required for a mix of reasons including;

- Secure by Design
- Visual appearance and Design requirements (in line with Employers Requirements)
- Sustainable Design

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

DS-BTP-00-SP-DR-A-3784_105.11 - Proposed Site Plan
DS-BTP-00-E-DR-A-3784_107.3 - Proposed Street Elevations
DS-BTP-00-SP-DR-A-3784_108.5 - Site Boundary Plan
DS-BTP-00-SP-DR-A-3784_109 - Waste Management Plan
DS-BTP-00-SP-DR-A-3784_110 - EV Charging Plan (Condition)
DS-BTP-01-ZZ-DR-A-3784_170.3 - House Type 5 Proposed Plans 00
DS-BTP-01-E-DR-A-3784_171.3 - House Type 5 Proposed Elevations 00
DS-BTP-01-ZZ-DR-A-3784_172.2 - House Type 5 Proposed Plans 01

New plan/drawing numbers

DS-BTP-00-SP-DR-A-3784_105.15 - Proposed Site Plan NMA
DS-BTP-00-E-DR-A-3784_107.6 - Proposed Street Elevations NMA
DS-BTP-00-SP-DR-A-3784_108.8 - Site Boundary Plan NMA
DS-BTP-00-SP-DR-A-3784_109.5 - Waste Management Plan NMA
DS-BTP-00-SP-DR-A-3784_110.2 - EV Charging Plan NMA
DS-BTP-01-ZZ-DR-A-3784_170.7 - House Type 5 Proposed Plans 00 NMA
DS-BTP-01-E-DR-A-3784_171.6 - House Type 5 Proposed Elevations 00 NMA
DS-BTP-01-ZZ-DR-A-3784_172.6 - House Type 5 Proposed Plans 01 NMA

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

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

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Comments from Jennifer: We accept that given the context, the 4 apartments probably offer the optimum solution to what is not exactly the most desirable site. You need to ensure that the boundary treatment to the car parking and the gardens of the existing residential properties is robust together with screening to the coop service yard. As usual the setting of the properties is key in order to improve the overall appearance of this site. It would be good to see a design solution that moves away from traditional cottage flat arrangement to ensure a high quality design for the development.

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.

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?

- ☐ Yes
- ☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, 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.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Victoria Jane Saunders

Date

23/01/2025