



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)

385905

400897

Description

Land off corner of Lathbury Road and Carisbrook Street, M9 5GE

Applicant Details

Name/Company

Title

Mr

First name

Joshua

Surname

Hart

Company Name

Jigsaw Homes North

Address

Address line 1

Turner House

Address line 2

56 King Street

Address line 3

Town/City

Leigh

County

Country

Postcode

WN7 4LJ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Hannah

Surname

Graves

Company Name

Bernard Taylor Partnership Limited

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 6no. dwellinghouses (Class C3) with associated landscaping and car parking

Reference number

137736/FO/20230

Date of decision

10/08/2023

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.

First floor windows lifted 150mm from FFL.

Buff brick replaced by main facing red brick matching rest of house.

ASHPs to rear gardens and inclusion of cylinder and MHVR stores internally.

Plot 4 rear garden updated -parking area changed and access relocated with hardstanding amended in line with the new layout of garden and ASHP relocated.

Plot 1 front garden amended, access path and parking space relocated.

Plots 3 and 4 moved 100mm towards the south boundary to accommodate retaining wall inbetween plots 2 and 3

Depth of entrance canopy reduced and rainwater pipes amended accordingly

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 - Accommodation of Existing Site Levels

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

.House Type 2 Proposed Plans 00 - LR-BTP-01-ZZ-DR-A-3788_155.4

.House Type 2 Proposed Plans 01 - LR-BTP-01-ZZ-DR-A-3788_156.2

.House Type 2 Proposed Elevations 00 - LR-BTP-01-E-DR-A-3788_157.3

.Schedules and Site Plan - LR-BTP-00-SP-DR-A-3788_105.19

.Proposed Street Elevations - LR-BTP-00-E-DR-A-3788_107.10

.Proposed Boundary Plan - LR-BTP-00-ZZ-DR-A-3788_108.14

.Proposed- Bat & Swift Box Locations - LR-BTP-00-SP-DR-A-3788_109.5

.Waste Management Plan - LR-BTP-00-SP-DR-A-3788_110.7 (to be superseded by no.114)

New plan/drawing numbers

LR-BTP-01-ZZ-DR-A-3788_155.B - House Type 2 Proposed Plans 00_NMA

LR-BTP-01-ZZ-DR-A-3788_156.B - House Type 2 Proposed Plans 01_NMA

LR-BTP-01-E-DR-A-3788_157.C - House Type 2 Proposed Elevations 00_NMA

LR-BTP-00-SP-DR-A-3788_105.23 - Schedules and Site Plan_NMA

LR-BTP-00-E-DR-A-3788_107.12 - Proposed Street Elevations_NMA

LR-BTP-00-ZZ-DR-A-3788_108.16 - Proposed Boundary Plan_NMA

LR-BTP-00-SP-DR-A-3788_109.7 - Proposed Bat and Swift Box Locations_NMA

LR-BTP-00-SP-DR-A-3788_113.2 - Proposed Roof Plan - UV Solar Panel_NMA

LR-BTP-00-SP-DR-A-3788_114 - Waste Management Plan and Detail (Condition)

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

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

19/02/2021

Details of the pre-application advice received

Comments from Jennifer: The topography of the site is flat and is current laid to grass and surrounded by a chain link metal fence. There are a number of mature trees around the perimeter of the site. Looks a good candidate for redevelopment for housing which could wrap around from Lathbury Road to Carisbrook Street. Consideration would need to be given to existing building lines which appear deep into existing plots which will affect density, privacy distances and overall plot sizes. The dwellings fronting Lathbury Road project significantly forward of the existing dwellings. These are the rear gardens of these plots so pulling the dwelling closest to it away would help and putting its parking space down the side. It would also be advantageous if the two pairs are split up (rather than one row of 4) and try and get some of the parking down the side. There appears to be sufficient room to consider this given the side garden for the plot with Carisbrook Drive. The pair fronting Carisbrook Road needs to be pulled off the garden of the Lathbury Road property and its parking space put down the side of the dwelling. This would also get the bin store down the side.

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

Bernard Taylor Partnership Limited

Date

13/02/2025