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Planning Services, Pathfinder House, St Mary's Street, Huntingdon, Cambs, PE29 3TN

Huntingdonshire DISTRICT COUNCIL

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: 23

Suffix:

Property Name:

Address Line 1: Biggin Lane

Address Line 2:

Address Line 3: Cambridgeshire

Town/city: Ramsey

Postcode: PE26 1NB

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

Easting (x): 528070

Northing (y): 284633

Description:

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Knight

Company Name

Address

Address line 1

23 Biggin Lane

Address line 2

Ramsey

Address line 3

Town/City

Huntingdon

County

Country

United Kingdom

Postcode

PE261NB

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

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?

- [x] 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
- [x] Not applicable

Description of Your Proposal

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

Erection of Detached Garage / Workshop / Store

Reference number

PP-08847562

Date of decision

22/03/2021

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?

- [x] **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

A. Workshop doors to be constructed of wood, hinged, opening 180 degrees, paint.
B. Roof tiles to be plain constructed on felt and batten matching the existing Bungalow.
C. Side elevation (South facing inwards to the rear of the bungalow) lefthand window opening situated halfway up the side elevation.

Please state why you wish to make this amendment

A. Change the workshop doors from wood construction to Bi-fold doors constructed of aluminium and double glazed glass, lockable using the latest double glazed door system. This is for added security of entry / weather protection from draughts water access / low maintenance as wood bends and bows with age and climate conditions.

B. The roof tiles construction has to be of plain construction due to the 25 degree pitch of the workshop roof. It is not possible to use the same roof tile as the bungalow as the manufacturers guidelines make unsuitable for a 25 degree pitch. I have chosen a plain roof tile in construction, grey in colour to match the neighbouring property.

C. Reduced the height of the lefthand window on the south facing elevation as detailed on the approved drawings 'Prop South Elev'. From DPC to bottom of window opening to now measure 1004mm on both windows.. Both window openings to measure 1280mm height. Lefthand window 1470mm in width, righthand window 1005mm in width. Both windows do not over look any neighbouring properties. For window opening access and maintenance best manged at a lower level.

Are you intending to substitute amended plans or drawings?

◯ Yes
⊘ No

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

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

Mark Knight

Date

12/05/2025