APPLICATION FOR MINOR MATERIAL (Section 73) AMENDMENT ACCOMPANYING STATEMENT

Planning Permission Ref: 24/02090/FUL

Site Address: Outbuilding Adjacent 17 The Drive Perry

Description of the Approved Development:

Planning permission was granted on 26th of February 2025 for:
"Proposed conversion of existing outbuilding to self-contained dwelling"

Proposed Amendment

This application seeks approval for the following amendment:
"Amendment to site boundary; internal layout adjustment to 3 bed dwelling; access to building to match existing opening location; additional windows reinstated (2); bifold door removal and replacement with full glazed door/ window; addition of 1 rooflight – as extension to window below; addition of PV panel provision; addition of ASHP provision

Justification for Minor Material Classification

The proposed change is considered minor-material because:

- *The development remains the one approved*. The proposal is still the conversion of an existing outbuilding to a single self-contained dwelling. There is no change of use, no increase in the number of dwellings and no new building. The description of development is unchanged, so the amendment can be dealt with under section 73 of the Town and Country Planning Act 1990 rather than as a fresh application.
- *No increase in built footprint, floor area, height or volume*. The existing envelope is retained as approved. The rooflight is an extension of the window below and sits within the existing roof plane max projection above the roof plane, 150mm.
- *The external changes are limited and low-impact*.
    - Access: the entrance is moved to match the existing opening, so the approved elevation is reinstated rather than altered.
    - Two reinstated windows: these restore original openings.
    - Previously approved bifold doors replaced by a fully glazed door or window: the glazed area is [reduced / broadly the same], and the opening width reduces the scale of the glazed opening on the [x] elevation.
- *The internal reconfiguration has no external effect*. The change to a 3-bed layout is internal. Unchanged parking provision and unchanged amenity space.
- *The site boundary amendment does not alter the planning impact*. The currently drafted site boundary is reduced in area as compared to previously approved and coordinated with legally subdivided property titles. The portion of previous property owned by the applicant has changed ownership since. No additional land changes use, the correct ownership certificate is served, and no neighbouring amenity is affected.

- *PV and ASHP support the sustainability aims of the scheme*. Panels are flush-mounted on the west-facing roof slope, not visible from the public realm. The ASHP is noy in proximity to any neighbouring habitable window, and a noise assessment to MCS 020 or equivalent. Local plan policy and the NPPF (chapter 14) support renewable energy provision.
- *No new material harm*. The amendment does not change the relationship with neighbours (privacy, outlook, daylight), the character of the area, highways, drainage or ecology as assessed in the original officer report.