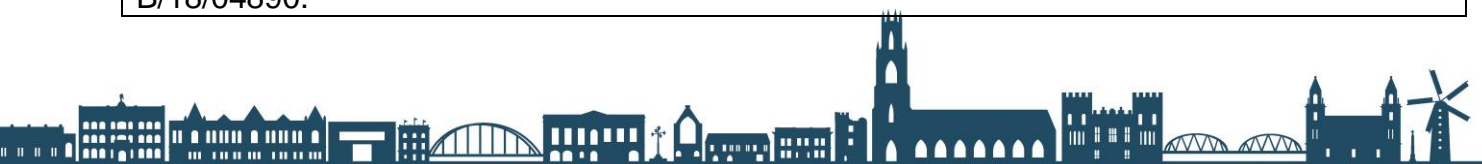


### SUMMARY OF APPLICATION

<b>Application Reference</b>	B/18/0489/NMA3
<b>Application Type</b>	Non-material Amendments
<b>Proposal</b>	Application under S.96A for a non-material amendment to approval B/18/0489 to allow the omission of the stone heads above the first floor windows on house type 912
<b>Location</b>	Heron Park, Wyberton Low Road, Boston, PE21 7SQ
<b>Applicant:</b>	Mr William Nuttall, Chestnut Homes Limited
<b>Agent:</b>	
<b>Target Decision Date:</b>	n/a
<b>Statutory Expiry Date:</b>	13-Jan-2021
<b>Extension of Time:</b>	n/a
<b>Recommendation</b>	APPROVE
<b>Report by:</b>	Trevor Thompson
<b>Date:</b>	29 <sup>th</sup> December 2020
<b>Proposed amendments relate to:</b>	
Omission of the stone heads above the first floor windows on the house type 912 - affecting plots 80, 81, 82, 91, 92, 95, 96 & 97	
<b>Officer Appraisal / Comments:</b>	
<p>The Government recognises that issues may arise following the grant of a planning permission which may require modification to the proposals. Where such a change is not felt to be significant, this may be through the submission of a Non-Material Amendment application under Section 96A of the Town and Country Planning Act 1990.</p> <p>There is no statutory definition of what constitutes a Non-Material amendment. However, the local planning authority must have regard to the effect of the change on the scheme as a whole.</p> <p>A Hybrid outline application was approved on the 7<sup>th</sup> November 2018 for residential development for 200 dwellings consisting of the construction of 71 dwellings ( phase 1) and associated infrastructure including access, scale, landscaping and appearance and the construction of 129 dwellings with all matters reserved. Permission was granted subject to 23 conditions. (Ref B/17/0317).</p> <p>In February 2019, approval of reserved matters was granted for the construction of 32 dwellings plus associated roads, parking areas, and attenuation basis (i.e. phase 2). (ref B/18/04890).</p>	



No other applications have been submitted for any later phases.

This approval of reserved matters was subject to one condition which states as follows:

*'The development hereby approved shall be carried out in accordance with the schedule of submitted plans and documents dated 22.1.19.'*

This condition has been amended twice by NMA 1 and NMA 2. The amended condition now reads:

*'The development hereby approved shall be carried out in accordance with the schedule of submitted plans and documents dated 22.1.19 as amended by the schedule of submitted plans and documents dated 10.9.19 and 27.3.20'*

This application seeks to effectively amend this condition again by varying one of the plans that forms part of the approved schedule of submitted plans. The application relates to the external appearance of house type 912 and has been submitted along with application B/17/0317 NMA 4 which relates to the same amendment to the same dwelling type on phase 1.

The approved plan is 'type 912-02 **rev A**' which is shown below:



The proposed amended plan is 'type 912 -02 rev B' is shown below.



#### Type 912 Elevations

Wp. no. 912-02 Rev A, scale 1:100 A3, August 2017

Rev A: 22.08.2019 - House and drawing number updated to Type 912.  
Rev B: 16.12.2020 - Stone heads removed from First Floor windows, Roof amended to suit Chestnut Homes.



The omission of the stone heads above the first floor windows on the house type 912 is a very minor alteration to this development and will not undermine the design quality of this scheme.

Please note that the omission of the chimneys was approved by NMA 1 relating to all dwellings on this phase. (Layout plan ref HWB/001 rev K)

Given the scale of the development, the proposed amendments do not significantly alter the approved scheme, when taken as a whole, it is considered that the proposal would be in accordance with relevant provisions of National Planning Practice Guidance in relation to Non-Material amendments.

It is therefore recommended that this application is approved and condition 1 is amended to include these changes as detailed in bold below.

#### NOTES FOR DECISION NOTICE: NONE

#### CONDITIONS / LIST OF AMENDED PLANS

The development hereby approved shall be carried out in accordance with the schedule of submitted plans and documents dated 22.1.19 as amended by the schedule of submitted plans and documents dated 10.9.19 and 27.3.20 **and the amended plan ref 'type 912 -02 rev B received on the 16<sup>th</sup> December 2020**

#### LIST OF PLANS TO BE SUPERSEDED

type 912-02 **rev A**