PP-14713880

DEVELOPMENT SERVICES
Town Hall Ripley
Derbyshire DE5 3BT
Tel: 01773 570222 Fax: 01773 841523
Minicom: 01773 841490
E-Mail: development@ambervalley.gov.uk
Web: www.ambervalley.gov.uk

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: 172

Suffix:

Property Name:

Address Line 1: Woodhouse Road

Address Line 2: Horsley Woodhouse

Address Line 3: Derbyshire

Town/city: Ilkeston

Postcode: DE7 6AY

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

Easting (x): 438548

Northing (y): 345224

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Sally

Surname

Wilkes

Company Name

Address

Address line 1

172 Woodhouse Road

Address line 2

Horsley Woodhouse

Address line 3

Town/City

Derbyshire

County

Country

United Kingdom

Postcode

DE76AY

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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

Construction of single extension at the front of the property to form a garage and porch, together with alterations to the front and side elevations with regards to new window installations at 172 Woodhouse Road, Horsley Woodhouse, Horlsey Woodhouse, Ilkeston.

Reference number

AVA/2025/0474

Date of decision

05/08/2025

What was the original application type?

Householder 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

To replace the existing semi-circular bay window, with a splay bayed window, reduce the depth of the porch and garage extension and change the finished material to the porch to facing brickwork.

Please state why you wish to make this amendment

With the rise in costs, the new proposals fit within our budget.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Extension Drawing - 2025-06-39-01.
Location Plan and Proposed Site Plan - 2025 -06-39-02.

New plan/drawing numbers

Proposed Extension Drawing - 2025-06-39-01. Revision .A
Location Plan and Proposed Site Plan - 2025 -06-39-02. Revision .A

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [x] Yes
- [ ] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [x] The applicant
- [ ] Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [ ] Yes
- [x] 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

Sally Wilkes

Date

17/02/2026