DEVELOPMENT SERVICES
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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: 6

Suffix:

Property Name: Fourways

Address Line 1: Bullhurst Lane

Address Line 2: Weston Underwood

Address Line 3: Derbyshire

Town/city: Ashbourne

Postcode: DE6 4PA

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

Easting (x): 429248

Northing (y): 342567

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Stephanie

Surname

Snooks

Company Name

Address

Address line 1

Ashland New Homes Ltd

Address line 2

Oak House

Address line 3

131A Burley Lane

Town/City

Quarndon

County

Derbyshire

Country

United Kingdom

Postcode

DE22 5JS

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Seb

Surname

Wilson

Company Name

Worcester Lloyd Limited

Address

Address line 1

82

Address line 2

Friar Gate

Address line 3

Friar Gate

Town/City

Derby

County

Country

GB

Postcode

DE1 1FL

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

Replacement dwelling at Fourways 6 Bullhurst Lane Weston Underwood

Reference number

AVA/2025/0453

Date of decision

03/10/2025

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
- [x] **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

Addition of 1no. full height window at ground floor level to NW elevation, addition of 1no. window at first floor level to SE elevation, addition of 2no. new Velux heritage conservation style roof windows. Removal of 1no. personnel door to ground floor garage to NW elevation. Removal of 1no. Velux roof window to NW elevation.

Please state why you wish to make this amendment

New windows and rooflights have been added to improve natural light and solar gain to the property. The garage door has been removed due to the differences in levels on site. The velux roof window removed from the NW elevation was over a store room, and was therefore redundant.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

E24-105_GAP00 Rev G

New plan/drawing numbers

185 2025 012 rev.C
185 2025 013 rev.D
185 2025 015 rev.D

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?

- [x] The agent
- [ ] 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

George Neocleous

Date

30/04/2026