PLANNING STATEMENT.

PROPOSED GENERAL PURPOSE AGRICULTURAL STORAGE BUILDING AT BRACKLEY HOUSE, BRACKLEY GATE, MORLEY DE7 6DJ.

This brief Planning Statement accompanies an application for a non-material amendment pursuant to the provisions of Section 96a of the Town and Country Planning Act, 1990 following the grant of full planning permission for the above building under code AVA/2025/0781 on 1 May 2026.

The original proposal envisaged the erection of the building employing a concrete block plinth to the external walls, measuring 2.0 metres in height, above which the walls are to be clad with vertical Yorkshire boarding. During consideration of the application, the Case Officer raised the preferred option of using pre-cast concrete panels for the plinth, but this was considered, at the time, to be un-economically expensive and the applicant indicated a continuing preference for the use of fair-faced concrete blockwork plinth. Planning permission was granted on this basis and condition 3 is specific to the use of a "deep blockwork plinth".

However, since the grant of planning permission, the design and associated costs have been re-considered and this application now seeks approval for the use of fair-faced concrete panels, each 1.75 metres in length and 1.0 metre in height for the plinth of the building, above which the Yorkshire boarding will be deepened, as detailed on drawing number BHS 2A. This design change is regarded as a "non-material amendment" to the grant of planning permission. Since it accords with the suggested design change put to the applicant during consideration of the original application, it is hoped that this application will, therefore, be considered acceptable.

Approval is requested accordingly.

3 June 2026.

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