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: 67

Suffix:

Property Name:

Address Line 1: Hazelwood Road

Address Line 2: Duffield

Address Line 3: Derbyshire

Town/city: Belper

Postcode: DE56 4AA

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

Easting (x): 433793

Northing (y): 344332

Description:

Applicant Details

Name/Company

Title

Mr

First name

Surname

Oren

Company Name

Address

Address line 1

67 Hazelwood Road

Address line 2

Duffield

Address line 3

Town/City

Belper

County

Derbyshire

Country

Postcode

DE56 4AA

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

First name

Paul

Surname

Stanton

Company Name

Guy Taylor Associates

Address

Address line 1

Cumberhills Road

Address line 2

Duffield

Address line 3

Town/City

Belper

County

Country

United Kingdom

Postcode

DE56 4HA

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

Proposed front extension incorporating new double garage with living space above served by 2 dormers, single storey extension to the rear, first floor extension to the rear and the application of render to parts of the dwelling.

Reference number

AVA-2024-0328

Date of decision

23/08/2024

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

Following the lawful commencement of development under planning permission AVA-2024-0328, this application seeks approval for a non-material amendment to the approved front elevation.

The amendment proposes the omission of the approved rendered finish to the existing front elevation and the replacement of the previously approved window to the gym with a smaller natural stone bay, matching the existing adjacent stone bay in terms of its projection, materials and detailing.

Please state why you wish to make this amendment

During demolition of the former breakfast room, significant scarring to the original brickwork was revealed and it has proven impossible to source sufficient matching replacement bricks to satisfactorily repair the principal elevation. The proposed stone bay provides a sympathetic architectural solution that conceals the affected masonry, avoids extensive areas of mismatched brickwork and creates a balanced frontage which reflects the existing architectural character of the dwelling.

The amendment does not alter the approved scale, footprint, height, roof form, accommodation, relationship with neighbouring properties, access or parking arrangements. It relates solely to the architectural treatment of part of the principal elevation and is considered to constitute a non-material amendment under Section 96A of the Town and Country Planning Act 1990.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

812.1446.1_(08)003_Proposed Plans_C

New plan/drawing numbers

812.1446.1_(08)003_Proposed Plans_D
812.1446.1-(08)102-New Front Bay Details-P1

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
⊘ 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

Guy Taylor

Date

21/07/2026