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: 112

Suffix:

Property Name:

Address Line 1: Codnor Gate

Address Line 2: Codnor

Address Line 3: Derbyshire

Town/city: Ripley

Postcode: DE5 9QW

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

Easting (x): 441858

Northing (y): 350177

Description:

Applicant Details

Name/Company

Title

Mrs

First name

Rachel

Surname

Langton

Company Name

Address

Address line 1

112 Codnor Gate

Address line 2

Codnor

Address line 3

Derbyshire

Town/City

Ripley

County

Derbyshire

Country

United Kingdom

Postcode

DE5 9QW

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Mr

First name

Connor

Surname

Richardson

Company Name

HD Design and property ltd

Address

Address line 1

110 Codnor Gate

Address line 2

Codnor

Address line 3

Derbyshire

Town/City

Ripley

County

Derbyshire

Country

GB

Postcode

DE5 9QW

Contact Details

Primary number

***** REDACTED ******

Secondary number

***** REDACTED ******

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

Householder planning application - Construction of two storey rear extension, including creation of ground floor w/c and bigger kitchen space

Reference number

ALEXS-AVA/2026/0031

Date of decision

26/02/2026

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

The amendment relates solely to the proposed ground floor extension.
The previously approved angled rear wall has been revised to form a squared-off rear elevation.
The proposed roof design, ridge height, eaves height, external materials and overall appearance remain unchanged.
The amendment results in only a negligible alteration to the approved footprint and has no additional impact upon neighbouring amenity
The two smaller windows are to be made into one slightly larger window to create extra wall space.

Please state why you wish to make this amendment

The amendment is intended to simplify the construction and make more efficient use of the approved internal floor space, without materially altering the approved development.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

Proposed ground floor plan 02/10 Rev B
Proposed Rear elevation 020/13 Rev B
Proposed right elevation 020/15 Rev B

New plan/drawing numbers

Proposed ground floor plan 02/10 Rev C
Proposed Rear elevation 020/13 Rev C
Proposed right elevation 020/15 Rev C

Site Visit

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

- [ ] Yes
- [x] 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

Connor Richardson

Date

02/08/2026