HD DESIGN
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07972 269 698
connor@hd-design.uk
www.hd-design.uk
Codnor, Ripley
Derbyshire, DE5 9QY

Proposed Non-Material Amendment to Approved Extension

Site Address: 112 Codnor Gate, Codnor, Derbyshire

Proposal: Non-material amendment to approved planning permission to square off the angled end of the proposed ground-floor extension.

Design

This application seeks approval for a non-material amendment to the approved scheme, comprising the squaring off of the angled end of the proposed ground-floor extension. The amendment has been proposed following a review of the internal layout, which identified that the approved angled design results in inefficient use of internal floor space and limits the flexibility of the accommodation.

The revised design improves the functionality and usability of the extension while retaining the approved roof form, scale, height and external appearance. The amendment does not result in any material increase in the size of the extension and does not alter the overall character of the development.

The proposed materials, roof design and architectural appearance will remain as previously approved.

Planning Considerations

The proposed amendment is considered to be non-material in nature, as it does not significantly alter the scale, appearance or overall impact of the approved development. The amendment will not result in any additional overlooking, loss of privacy or adverse effect on neighbouring properties.