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: 4

Suffix:

Property Name: Willows

Address Line 1: Somme Road

Address Line 2: Allestree

Address Line 3: Derbyshire

Town/city: Derby

Postcode: DE22 2NP

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

Easting (x): 432844

Northing (y): 339058

Description:

Applicant Details

Name/Company

Title

Mr

First name

Sukhdev

Surname

Bains

Company Name

Address

Address line 1

4 Willows Somme Road

Address line 2

Allestree

Address line 3

Town/City

Derby

County

Derbyshire

Country

Postcode

DE22 2NP

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

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

Agent Details

Name/Company

Title

Mr

First name

Surname

North

Company Name

BDS Architecture Ltd

Address

Address line 1

2Broomfield Cottages Morley

Address line 2

Morley

Address line 3

Town/City

Derby

County

Country

GB

Postcode

DE7 6DN

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

Construction of new detached dwelling including detached double garage with games room over - AVA/2023/0147 Variation of condition 2 (approved plans) of AVA/2023/0147 for relocation of detached garage due to a foul sewerage 300mm diameter being located under the previously approved garage location- AVA/2025/0712

Reference number

AVA/2023/0147 / AVA/2025/0712

Date of decision

14/09/2023

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

Amendment to the side red line boundary of the site at the front which alters the location of the site entrance.
Amendment to swale design as per RAB consulting (Swale in rear garden is now covered (made hidden).

Please state why you wish to make this amendment

Client request.

Are you intending to substitute amended plans or drawings?

- [x] Yes
- [ ] No

If yes, please complete the following details

Old plan/drawing numbers

1884SR 001 Rev H
1884SR 002 Rev F
1884SR 004 Rev C
1884SR 005 Rev H

New plan/drawing numbers

1884SR 001 Rev N
1884SR 005 Rev M

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?

- [ ] The agent
- [x] 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

BDS Architecture Ltd

Date

24/09/2026