SM_0167_03

3rd November 2022

Polly Harris-Gorf
Planning Department
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

Dear Polly,

Application Under Section 96A of the Town and Country Planning Act 1990

Non-Material Amendment to Planning Permission H04-1029-20 (Reserved Matters Approval for Phase 2 of Outline Consent H04-0244-16) – Amendments to Housetypes A, B and E
Land Off Malting Lane, Donington

I am pleased to enclose via Planning Portal submission an application for a Non-Material Amendment in respect of the above referenced planning permission. The required application fee will be provided concurrently with the Planning Portal submission. The following drawings have been provided in order to define the proposals:

- Drawing 20017 0102 Rev P04 Proposed Site Layout
- Drawing 20017 0103 Rev P05 Tenure Plan
- Drawing 20017 0104 Rev P04 Material Distribution Plan
- Drawing 20017 0200 Rev P03 Housetype AA Material Combination 1 - 2B4P House
- Drawing 20017 0201 Rev P03 Housetype AA Material Combination 2 - 2B4P House
- Drawing 20017 0203 Rev P04 Housetype BB - 3B5P House
- Drawing 20017 0204 Rev P04 Housetype BBB - 3B5P House
- Drawing 20017 0207 Rev P03 Housetype EE - 4B6P House

The Non-Material Amendment proposes to amend the list of approved drawings set out under Condition 1 in accordance with the following table:

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H04-1029-20 Approved Drawings - Current	H04-1029-20 Approved Drawings - Proposed
001 P03	001 P03
0100 P02	0100 P02
0101 P02	0101 P02
~~0102 P03~~	**0102 P04**
~~0103 P04~~	**0103 P05**
~~0104 P03~~	**0104 P04**
~~0200 P02~~	**0200 P03**
~~0201 P02~~	**0201 P03**
0202 P02	0202 P02
~~0203 P02~~	**0203 P04**
~~0204 P02~~	**0204 P04**
0205 P02	0205 P02
0206 P02	0206 P02
~~0207 P02~~	**0207 P03**
0400 P02	0400 P02

For the avoidance of doubt, no amendments are proposed to any other approved documents, including housetypes AF, C and D, which are unaffected.

The purpose of the application is to increase the internal floor area of approved housetypes which currently fall marginally below the relevant NDSS standard, and to provide ensuite facilities to Housetype B and Housetype E.

The amendment is perceptible when closely comparing the proposed Site Layout Plan revision P04 with the approved version in respect of Housetype E (Plots 21 and 22). It is not considered that the amendments would be perceptible when viewing the development in situ, and they are therefore considered appropriate to be determined under the Non-Material Amendment procedure.

I trust that the above and enclosed will be sufficient to allow the application to be registered and determined promptly. If you require any further information, please do not hesitate to contact me at your convenience.

Yours sincerely,

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Surface Planning
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