



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	24
Suffix	
Property Name	
Address Line 1	Broad Lane
Address Line 2	Moulton
Address Line 3	Lincolnshire
Town/city	Spalding
Postcode	PE12 6PN

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

Easting (x)	Northing (y)
530513	323880
Description	

Applicant Details

Name/Company

Title

mr

First name

kurt

Surname

woods

Company Name

woodola group ltd

Address

Address line 1

24 Broad Lane

Address line 2

Moulton

Address line 3

Town/City

Spalding

County

Lincolnshire

Country

United Kingdom

Postcode

PE12 6PN

Are you an agent acting on behalf of the applicant?

- ☐ Yes
☒ No

Applicant 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?

☒ 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

☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

proposed erection of two 1.5 storey detached dwellings with attached garages, vehicular access and landscaping

Reference number

H13-0981-24

Date of decision

27/01/2025

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

☐ **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

To summarise, the minor, subtle differences are: -

Bedroom 2 window on the rear gable no longer exists.

The ridge height of the roof above the living room is lower than approved.

There are 2 high-level (above eye level) Velux windows to the south elevation serving bed 2 – planning approved showed none.

Please state why you wish to make this amendment

here was a slight mix-up with the timber frame suppliers re: delivery of plot 1; whereby a carbon-copy of plot 2 has been delivered to site.

Are you intending to substitute amended plans or drawings?

- ☐ Yes
- ☒ No

Site Visit

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

- ☐ Yes
- ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ 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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Date (must be pre-application submission)

31/07/2026

Details of the pre-application advice received

The proposed change may be a non-material amendment if:

There would be no change to the application site boundary and the proposal would be located within it (red line boundary)

The amendment would not conflict with development plan policies or other Government guidance

There would be no conflict with any conditions on the planning permission

The proposal would not make worse any concerns raised by third parties when the original planning permission was considered

The approved footprint/siting of the building will not be moved in any direction by more than 1 metre

The proposal would not result in an extension to development already approved

The height/volume of the building or extension would not be increased or significantly reduced

The amendments must not result in a fundamental change in the design of the building

The change does not amount to new works or elements which have not been considered by any environmental statement submitted with the original application

Amendments to windows/doors/openings must not have any overlooking impact on neighbouring properties

There would be no change to the description of development in respect of number of proposed units"

Should the proposed changes conform to these criteria, which may well be the case from the information provided, then a non-material amendment application could be a viable route forward. This process takes up to four weeks, although we can get decisions out faster depending upon our case loads.

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

Kurt Woods

Date

14/08/2026