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Our ref: 214969

12 August 2022

Submitted via Planning Portal ref: PP-11473529

Dear Polly,

Re: Non-Material Amendment (NMA) to remove Permitted Development Right for the future conversion of all garage in relation to Reserved Matters application ref: H14-0566-22 – erection of 96 dwelling.

I write following your recent email exchange between 1st and 4th August with Jamie Rickard (Head of Technical, Bellway) about negating the requirement to provide gas protection measures within the garages for the approved scheme. However, no restrictions were applied to the above consent to prevent future occupiers from converting their garages under Permitted Development Rights to provide additional living accommodation.

It was therefore agreed that in order to ensure the garages remain for the storage of private vehicles and ancillary domestic items (and not convert to provide additional living accommodation), which would avoid the need to install gas protection membrane, that a NMA application would be submitted to remove the Permitted Development Right to convert the garages via a new condition.

I set out below draft wording for a condition to remove the Permitted Development Rights to convert the garages:

"Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order amending, revoking or re-enacting that Order), the garages hereby approved shall not be adapted or used for any purpose other than the storage of private motor vehicles and ancillary domestic storage, without the grant of a further planning permission by the local planning authority."

I trust the above draft condition wording is suitable but if the Council has standard wording for such a condition then we would be happy for this to be applied subject to reviewing the precise wording of the condition.

I have also attached a copy of the approved Parking Provision Plan (487-SK-05 rev F) showing the location of the garages (marked 'SDG' with a green dot and 'DDG' with a red dot).

If you require any further information to assist with your determination of this NMA application then please do not hesitate to contact me. In the meantime, I look forward to receiving your formal acknowledgement for this application submission.

Yours sincerely,

Sav Patel
Associate Director

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