



Planning and Development
Rochdale Borough Council
Number One Riverside
Smith Street
Rochdale
OL16 1XU

Your Ref: 22/01177/FUL
Our Ref: 70071013
18th April 2024
PUBLIC

**Via Planning Portal
PP-12987134**

Dear Sir/Madam,

Application for Non-Material Amendments to approved drawings associated with planning permission ref: 22/01177/FUL

We write on behalf of Lancet Homes, to advise that a Section 96A Application has been submitted to amend three of the approved plans attached to planning consent ref: 22/01177/FUL.

The application has been submitted via the Planning Portal (PP-12987134) and the planning application fee of £363 (including £70 admin fee) has been paid via the Planning Portal.

BACKGROUND

Planning permission (ref: 22/01177/FUL) was granted on 30 October 2023 for the erection of 29 dwellings (Use Class C3) with associated access, landscaping, and infrastructure at Land off Mossylea Close, Middleton.

Having now progressed the detailed design of the scheme, we write to seek Non- Material Amendments to three of the approved plans following some very minor and non-material amendments to the design of two of the dwelling types.

The front elevation of House Type C22-3B5P (applicable to dwellings 04-05, 06-07 & 08-09) has been amended to show a smaller first floor bathroom window above the front door, and House Type F322 (applicable to dwellings 18 – 20) includes the same amendment but only to dwelling 19. The bathroom window depth in each instance has been reduced to 1050mm so that the window cill will sit above the sanitary ware. Without this alteration the previous design would have resulted in the build-up of blockwork behind the bottom half of the windows. These minor changes are also reflected in the floorplans for each of these House Types.

These design changes are clearly non-material and, as a result of the slight reduction of the window depth, to avoid internal brickwork blocking the windows, would arguably improve the overall appearance of the approved scheme.

PROPOSED AMENDMENTS

The table below identifies the approved plans which are to be superseded and provides the new plan references. Copies of each revised plan are included with this application submission.



Approved Plans	Revised Plans
HT_13_Type C22	NMA HT_13_A_Type C22
20042_HT_06_Type F322 – Floor Plans	NMA HT__06_Type F322 – Floor Plans
20042_HT_07_Type F322 – Elevations	NMA HT_07_A_Type F322

SUMMARY

We trust the above and enclosed provides a clear commentary on the non-material amendments sought in respect of the approved scheme.

Please can you ensure the above amended plans supersede those listed on the decision notice for permission ref: 22/01177/FUL and any subsequent non-material amendment approvals.

We look forward to receiving confirmation that this application is validated and that the non-material amendments have been approved within the statutory 28-day period.

Yours sincerely

Josh Webb