

Dear Sir/Madam,

Please find with this covering letter a completed application for a Non Material Amendment (NMA) in relation to the following scheme which was approved on 9<sup>th</sup> January 2017 (Council ref: 2016/4172/P) – 'Erection of a new 2 storey dwelling house in garden at rear of 27 Leighton Road.'

A previous NMA was granted on 23<sup>rd</sup> October 2017 (Council ref: 2017/3677/P) for the following – 'New corner window added on the south east elevation (front) on ground floor level and removal of tree adjacent to eastern boundary of the site, as amendment to planning permission ref: 2016/4172/P dated 09/01/2017; (for the erection of a new 2 storey dwelling house.)'

The application now submitted incorporates those amendments as set out and approved in the 2017/3677/P approval plus some additional ones. These additional amendments, to the already approved NMA are annotated on the relevant submitted plans and in essence these reflect;


- A slight increase in the overall height of the building by a few centimetres (20.5cm)
- Minor alterations to the elevational details involving small adjustments and changes to window and door detailing;
- Minor alterations to the internal layout at ground and first floor levels that includes the installation of new partitions and a separate bathroom.

Externally given the location of the new dwelling house as built, the minor variations do not result in any material change in its setting if comparisons are to be made with the originally approved plans.

Internally, the alterations are minor and do not alter the type of residential accommodation provided under cover of the approved application (Council ref: 2016/4172/P).

For ease of reference a copy of the previously approved NMA plans are also included with this application. I trust therefore that that these final minor alterations can indeed be treated as non material amendments.

Yours faithfully

  
Harry Lansdown

Applicant 11/09/2019