

Strata Homes

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Ref: PP-08095380

Date: 21/08/19

Dear Sir or Madam

**APPLICATION FOR SECTION 96A – NON-MATERIAL AMENDMENT OF PLANNING PERMISSION REF:
9/2015/1124 (APPROVAL OF RESERVED MATTERS FOR LAYOUT, SCALE, APPEARANCE AND
LANDSCAPING OF PLANNING PERMISSION REF: 9/2013/0689 ON LAND TO THE REAR OF 50 HIGH
STREET LINTON SWADLINCOTE) FOR 4 MAITLAND ROAD, LINTON, DE12 6QU.**

We hereby submit a Section 96A – Non-Material Amendment application in respect of planning permission reference 9/2015/1124 to substitute the house type drawing approved under condition 1 relating to 4 Maitland Road, Linton, Swadlincote, Derbyshire, DE12 6QU (plot 83).

The application has been submitted via the planning portal (ref: PP-08095380). The application fee of £234 will now have been cleared via the Planning Portal upon the Local Planning Authority's receipt of this application. In addition to this cover letter and the application form, the application is accompanied by the information as detailed below:

- Updated Planning Layout: High Street, Linton: Rev W
- Palermo House Type Planning Drawing: MY-02-V3-5 PLANNING ELEVATION

Condition 1 of the reserved matters approval states the following:

"The development hereby permitted shall be carried out in accordance with the plans and drawings set out in the Drawing Schedule dated 31 March 2016, unless as otherwise required by condition attached to this permission or allowed by way of an approval of a non-material minor amendment made on application under Section 96A of the Town and Country Planning Act 1990 (as amended)."

The planning consent granted permission to build 15 of the plots as the 4-bedroom 'Montreux' house type (Plots 10, 11, 12, 28, 29, 30, 31, 60, 61, 62, 72, 73, 79, 80 & 83) as shown on the approved planning layout. During the build, our house type range was amended, and the 'Montreux' was subsequently changed to a 'Palermo' house type which has the same external appearance but internally has an extra bedroom. Therefore, 15 x 5-bedroom properties were constructed instead of 15 x 4-bedroom

properties. This unfortunately was not picked up through the planning process. Strata therefore intend to vary the approved plans listed in the plans schedule (referred to in condition 1) in order to gain formal permission for these plots. This application seeks to amend the approved plans for **plot 83** only, to accommodate the change from a Montreux house type to a Palermo.

Summary

It is clear that the proposed changes are relatively minor in nature and I trust that you have all of the necessary information to validate the application.

Separate applications will be submitted for the remaining 14 plots in the name of each homeowner.

If there is any further information required or any issues with any of the above, please do not hesitate to contact myself.

Yours faithfully,



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