

Bill Cullen MBA (ISM), BA(Hons) MRTPI
Chief Executive

Please Ask For: Satbir Jandu
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Your Ref:
Our Ref: 24/00586/NMA
Date: 24 July 2024



Hinckley & Bosworth Borough Council

Grove Homes Warwickshire (LTD)
C/o Mr Andreas Anstee
Tim Adams Architects Limited
Westwood Studios
59 Bitteswell Road
Lutterworth
LE17 4EP

Dear Sir/ Madam

APPLICATION NO: 24/00586/NMA

Address: 27 Crown Hill Close, Stoke Golding, Nuneaton, Leicestershire

I refer to your recent non-material amendment application submitted under Schedule 96(A) of the Town and Country Planning Act 1990 (as amended) on land at 27 Crown Hill Close, Stoke Golding, Nuneaton, Leicestershire, CV13 6EW.

Following consideration of the information submitted I am able to confirm that the following works listed below are **NOT** considered to be non-material amendments to planning permission.

Proposed amendments:

The proposed non-material amendment seeks the following changes:

- amend the ridge line to allow equal eaves heights on both sides of the property;
- change to the windows including additional windows to the front and rear elevations; and
- the addition of architectural features including brick soldier coursing and stone detailing.

The proposal is therefore refused for the following reason:

1. The proposed amendment is not considered to be non-material to the acceptability of the overall scheme as it would increase the potential for overlooking and loss of privacy from the additional window in the rear elevation which could be considered detrimental to the amenity of neighbouring occupiers. In addition, the alterations to the front elevation of the property represent a greater than non-material impact on the character of the area in terms of the visual appearance of the dwelling. Therefore, the amendments cannot be dealt with as a non-material amendment due to the additional impact of the proposal, which would consist of a material change to the approved plans.

As this is a decision to refuse planning permission, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice, if the original application you sought to amend was a householder application, or 6 months for all other applications. (Appeals must be made on a form which is obtainable from the Planning Inspectorate, Room 305(K), Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or by telephoning 0117 372 6372. It will be most helpful if the application number shown above is quoted on all correspondence.

Yours faithfully



Christopher Brown MRTPI
Head of Planning