

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x) Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- Yes
 No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- Yes
 No
 Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Reserved matters application for approval of Access, Appearance, Landscaping, Layout and Scale following outline planning permission reference : 17/01199/OUT , for the erection of 80 dwellings and infrastructure. Vehicular and pedestrian access to Rudloe Drive.

Reference number

20/00359/REM

Date of decision

02/05/2020

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- Householder development:** Development to an existing dwelling-house or development within its curtilage
 Other: Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Addition of 2no. parking spaces to the side of plot 56 - please see attached covering letter

Please state why you wish to make this amendment

Please see attached covering letter

Are you intending to substitute amended plans or drawings?

- Yes
 No

If yes, please complete the following details

Old plan/drawing numbers

ML01_K

New plan/drawing numbers

ML01_L

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes

No

Declaration

I / We hereby apply for Non-Material Amendment as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Chloe Griffin

Date

09/12/2022

Planning Departments
Gloucester City Council
1 Hampden Way
Gloucester
GL1 1SX

09 December 2022

Dear Sir/Madam

**Non-Material Amendment application - 20/00359/REM – Land to the South of Rudloe Drive
Kingsway, Quedgeley, Gloucester**

This covering letter is submitted in conjunction with a non-material amendment application submitted via the planning portal (Ref: PP-11755340) on 09.12.2022 for 2no. additional parking spaces at the above development following the grant of Reserved Matters consent on 12.11.2020.

This application is for the addition of 2no. parking spaces to the side of plot 56 following concerns raised regarding parking to plots 50, 52 and 53. Whilst constructed in accordance with the planning approval, the practicalities of utilising these parking spaces simultaneously has presented issues which have only become apparent as a result of the homes being constructed and occupied. In order to alleviate this issue we request that the Council approve an NMA application for the construction of 2no. additional spaces to the side of plot 56.

Should you require any further information please do not hesitate to contact me directly.

Yours sincerely

Rachel Whiting
Vistry Homes (Cotswolds)

[REDACTED]



PRIVATE							NDSS Requirements		
House Type	No of Bedrooms	SqFt	No	Total SqFt	GIA R'D (sqm/sqft)	Storage R'd			
Ashbee (ASH)	2B4P	764	2	1528	70/753	2.0sqm			
Eveleigh (EVE)	3B4P	904	4	3616	84/904	2.5sqm			
Elmslie (ELM)	3B4P	948	7	6636	84/904	2.5sqm			
Mountford (MOU)	3B5P	1001	6	6006	93/1001	2.5sqm			
Becket (BEC)	3B5P	1040	7	7280	93/1001	2.5sqm			
Aldridge (ALD)	4B5P	1131	22	24882	103/1108	3.0sqm			
Myne (MYL)	4B5P	1152	7	8064	97/1044	3.0sqm			
Leverton (LEV)	4B6P	1237	2	2474	115/1237	3.0sqm			
Pembroke (PEM)	4B5P	1372	7	9604	97/1044	3.0sqm			
TOTALS			64	70090					

Private housing plot areas (sqft)	70090
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AFFORDABLE						S106 Req'ments	
House Type	No of Bedrooms	SqFt	No	Total SqFt		S106 Required Sizes (sqm/sqft)	
1BH	1B2P	530	1	530		45/484	
1BF-G	1B2P	614	1	614		45/484	
1BF-F	1B2P	720	1	720		45/484	
2B	2B4P	759	6	4554		67/721	
3B	3B5P	905	6	5430		82/882	
4B	4B7P	1326	1	1326		108/1162	
TOTALS			16	13174			

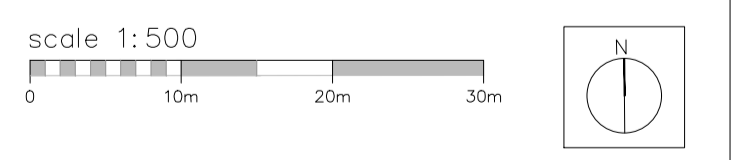
Affordable housing plot areas (sqft)	13174
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SITE TOTALS	80	83264
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Total housing plot areas (sqft)	83264
Total net developable area (acres)	4.65
Total coverage sqft/acre	17906

Key:

- Affordable Rented
- Shared Ownership
- Root Protection Zones to Existing Trees
- Existing Trees to be removed
- Site Boundary
- Landscape area to allow for future enlargement of parking to 3.3m (M4(2) compliance)
- Proposed Landscaping - Refer to Landscape Consultants Information
- Cycle sheds to plots without a garage



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Rev	Description	Date	Au	Ch
D	Planning Comments.	18.09.2020	PH	VM
E	Car ports introduced for plots 72 & 9 to help move plots away from Existing trees. Private drive to plot 72 redesigned to suit. Plot 9 carport to attached to the rear of plots 10/11 garage. As instructed by client.	15.10.2020	PH	VM
F	Planting Breaks added to 59/60, 2/3, 29/30. Boundary treatment revised to plots 40/41, 44/45, 51/52, 56. Knee rail added to edges of POS and LAP rotated. Driveways adjusted to plots 10/11, 72. Visitor parking to southwest corner of site reconfigured.	16.10.2020	VM	VM
G	Landscaping updated.	16.10.2020	VM	VM
H	Garden path adjusted to plots 12 & 52. Parking numbers corrected to plot 72.	16.10.2020	VM	VM
I	Parking adjusted to plots 65/66 and tenure of plots 30/31, 61/62 revised to accord with AHL01_E	22.10.2020	VM	VM
J	Cycle sheds added to plots without a garage. 29.10.20 ZT	29.10.2020	ZT	RW
K	Carports to plots 9 and 72 removed. 26.02.21 RW	26.02.21	RW	RW

Project Kingsway, Gloucester
 Drawing Site layout

Client	Bovis Homes	Date	16.12.19
Job no.	BOVI190801	Rev.	L
Dwg no.	SL_01	Scale	1:500 at A1
Author	VM	Checked	VM
Status	PLANNING	Office	Portishead
Client ref.			