



**Growth and Sustainability
Regeneration and Culture
Planning and Building Control**

Ms O Fowler
Keepmoat Homes
The Waterfront
Lakeside Boulevard
Doncaster
DN45PL

My Ref: 2019/0902 & 2022/ENQ/00455
Your Ref:
Date: 9th January 2023
Contact: Elaine Ward
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APPLICATION SUBMITTED UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT (1990) AS AMENDED

APPLICATION FOR NON-MATERIAL AMENDMENT to Plot 1 to retain the features of the sales centre and use as a domestic outbuilding instead of a double garage - planning permission 2019/0902, Residential development of 93 no. dwellings with provision of associated access, car parking and landscaping

Site Address: Plot 1, Carlton Road, St Helens Boulevard, Barnsley, S71 2AZ

Plot 1 has been used as a show home and the garage as a sales centre for the Keepmoat development. The changes proposed by the Non- Material Amendment are to retain the features of the garage so the future residents of the new property can utilise the building as a domestic outbuilding rather than converted to a garage on completion as shown on the approved plans of planning permission 2019/0902.

Section 96A (1) gives the power to a Local Planning Authority to make a change(s) to a planning permission if the change(s) is/are not material.

The sales centre façade as constructed with large windows and doors would be retained, but the Keepmoat signs and cladding removed. Other accoutrements relating to the sales centre will be removed such as railings, additional landscaping over the driveway area etc and will be replaced with tarmac to accommodate 2 no. cars and appropriate landscaping.

It is considered that these amendments will not impact significantly on highway safety, will not alter the nature or scale of the original permission, nor is it likely to result in loss of amenity to close by adjacent residential properties or loss of visual amenity.

The changes would not result in any development which lies outside of the description of development, nor does it exceed the redline boundary of planning permission 2019/0902.

Overall, the proposed changes are inconsequential in terms of its scale in relation to the original permission. The proposed changes are therefore considered to be non-material.

Taking into account all of the above the **non-material amendment is acceptable**



As a result of this non material amendment, for this plot only, the approved plan is now replaced by the following plans/documents for the outbuilding for Plot 1 only:

2028-DG-100-2 Proposed outbuilding Plot1
12724-LD-01 Soft Landscape Proposals
Extract of Landscape Proposals (colour) contained in Keepmoat email dated 14/12/22
Proposed External Materials
Letter from Keepmoat dated 28/11/22

This decision letter only relates to the non-material amendment. It is not a reissue of the original decision notice for application 2021/1573 or the previous NMA 2020/ENQ/00924 which still stands. The three documents should be read in conjunction.

Yours sincerely

Elaine Ward

For and on behalf of:
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Head of Planning and Building Control
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