My ref: JC/NMA/2011/0004

Your ref:

16/03/2011

Mr Gareth Spiller
Taylor Wimpey Yorkshire
Sandpiper House Peel Ave
Calder Park
Wakefield
W Yorks
WF2 7UA

Dear Mr Gareth Spiller

NMA/2011/0004 - Amendment of HPK/2003/0840 for Type G houses to increase size of rear kitchen bay at Land at Otterhole farm St Johns Road, Buxton

I refer to your recent request for a non material amendment to house type "G" on the original planning consent ref HPK/2003/0840.

The submitted plans show the following changes to Plots 6, 93 and 94:

1. The enlargement of the approved bay window serving the kitchen area.
2. A marginal increase in the footprint of the dwellings.

I have now examined the submitted plans and can confirm that the above changes can be dealt with a non-material amendment to the approved plans. I consider that the above changes would not materially harm the visual appearance and character of the Conservation Area or wider area. Furthermore the proposed changes would not adversely effect the residential amenities of the neighbouring properties. As such the above changes are now agreed. However I would remind you that you still need to comply with the conditions imposed on the original planning consent ref HPK/2003/0840.

If you wish to discuss any of the above please do not hesitate to contact the case officer, Jane Colley, Senior Planning Officer on the number below.

Yours faithfully

Andrew Ellis
Development Control Manager

When calling please telephone 0845 129 7777 Ext 3637
Email: jane.colley@highpeak.gov.uk