

Planning Service
High Peak Borough Council
PO Box 136
Buxton
SK17 1AQ

14 May 2024

Dear Sir/Madam

APPLICATION FOR NON MATERIAL AMENDMENT TO HPK/2021/0044
PLANNING PORTAL REFERENCE: PP-13040243

Please find enclosed an application for a non-material amendment to application HPK/2021/0044) to make minor changes to the proposed site layout, house types and agreed materials.

This application is submitted on behalf of FC Developments Limited and comprises the following documents:

- A completed application form
- Updated site plan (drawing reference:
- Proposed house types (drawing reference: FCC1024-A100)
- Updated materials palette included on proposed house type
- Application fee of £363 made via the Planning Portal.

SITE HISTORY

The site benefits from outline planning permission (application reference: HPK/2016/0108) with all matters reserved for residential development. This was granted in November 2017. A reserved matters application for access, appearance, landscape, layout and scale were approved July 2021 (application reference HPK/2021/0044).

A non-material amendment application was approved in April 2023 (reference NMA/2021/0028) which made revisions to the house types as well as landscaping and tree protection areas. All pre commencement conditions were discharged over the course of 2023.

A certificate of lawfulness was submitted in October 2023 to obtain confirmation of the implementation of planning permission following the discharge of all pre commencement conditions, which was agreed by the LPA in January 2024. The site therefore benefits from extant planning permission.

PROPOSED CHANGES

Following an in-depth review by the construction team, amendments are required in order to make the houses efficient to build, with a more practical layout with open plan living to the rear. The proposed changes to the house types are:

- Introduction of fascias, soffits and gable bargeboards
- Removal of eaves corbel stone
- Removal of chimney breast and chimney pot
- Removal of sky lights to rear single storey kitchen

- Change to lounge and landing window style to single pane windows
- Introduction of insulated sectional metal garage door
- Installation of air source heat pumps, located on side elevation.

The previously submitted Design and Access Statement prepared by BGA (reference 02/16) and drawing 534.14 provide limited information relating to the materials to be used throughout the development. It states that the walls are to be random coursed Derbyshire gritstone with areas of coloured render, dark grey natural roof slates, double glazed colour-stained timber windows with flush casement and black UPVC rainwater goods.

The revised material palette is as follows:

- Etherow natural stone/reconstituted stone with sawn/split face
- Portland reconstituted stone heads and cills
- Polar white silicon based through coloured render
- Agate Grey UPVC flush casement double glazed windows, aluminium composite door, fascias, soffits and gable bargeboards
- Slate grey gutters and rainwater goods
- Reconstituted slate roof tiles

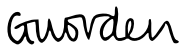
The introduction of UPVC windows, fascias, soffits and bargeboards will ensure durability for the future residents, along with low maintenance.

The existing site plan includes a 900mm high random stone wall with a dark stained 1800mm close boarded fence behind along the eastern and southern boundaries of the site. We propose to install only the dark stained 1800mm close boarded fence, along with a hawthorn hedge, like the boundary treatments proposed in other parts of the site. This will still allow for hedgehog movements throughout the site.

The applicant is keen to commence work on site as soon as possible. We would therefore be grateful if this application could be determined within the statutory timescales.

I trust that this is all that you require, however should you need anything further, please do not hesitate to contact me.

Yours faithfully



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