



**AGENT:** Mr Nixon Architecture  
Suite 6  
Peverel House  
The Green  
Hatfield Peverel  
Suffolk  
CM3 2JF

**APPLICANT:** Mr Nigel Bones - West Glen Ltd  
9B Beverley Road  
Colchester  
Essex  
CO3 3NG

## TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 24/01212/NMA

**DATE REGISTERED:** 16th August 2024

Proposed Development and Location of Land:

**Non Material Amendment to 23/01312/FUL - to provide a cart lodge to the rear of the property.  
Fir Tree House Plough Road Great Bentley Essex**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **REFUSE this NON-MATERIAL AMENDMENT** in accordance with the application form, supporting documents and plans submitted, for the following reason(s):

- 1 The proposed cart lodge is considered to create an increased scale, bulk, form and massing which is considered to go beyond the scope of what could be considered a non-material amendment in the context of the site and planning permission reference 23/01312/FU. It will also create a significant change in terms of visual impact and how surrounding residential occupiers will perceive the development. Therefore, a minor material amendment application (a 'Section 73 application') is required to be submitted to ensure a public consultation of the changes can be carried out and to fully assess the impact of the proposed changes.

**DATED:** 5th September 2024

**SIGNED:**

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John Pateman-Gee  
Head of Planning and Building Control

**IMPORTANT INFORMATION** :-

This is an attempt at a Non Material Amendment to planning permission 23/01312/FUL

This decision should be read in conjunction with that permission.

**INFORMATIVES:**

Plans and Supporting Documents

The Local Planning Authority has resolved to refuse the application for the reasons set out above. For clarity, the refusal is based upon the consideration of the plans and supporting documents accompanying the application as follows, (accounting for any updated or amended documents):

- Drawing No. 2409-01
- Drawing No. 2409-03-P1
- Drawing No. 2409-04-P1
- Drawing No. 2409-05-P1