



**AGENT:** Mr James Wicks - Optimum  
Architecture Ltd  
Nags Corner  
Nayland  
Nr Colchester  
CO6 4LT

**APPLICANT:** Mr and Mrs Lateo  
Alta Vista  
Ash Street  
Wrabness  
Manningtree  
Essex  
CO11 2TG

### TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 24/01249/NMA      **DATE REGISTERED:** 16th August 2024

Proposed Development and Location of the Land:

**Non Material Amendment to 24/00606/FULHH - new velux roof window to the front porch.  
Alta Vista Ash Street Wrabness Manningtree**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **APPROVE this NON-MATERIAL AMENDMENT** in accordance with the application form, supporting documents and plans submitted, and subject to the following conditions;

#### 1 APPROVED PLANS & DOCUMENTS

**CONDITION:** The development hereby permitted shall be carried out in accordance with the drawings/documents listed below and/or such other drawings/documents as may be approved by the Local Planning Authority in writing pursuant to other conditions of this permission or such drawings/documents as may subsequently be approved in writing by the Local Planning Authority as a non-material amendment following an application in that regard (except for Listed Building Consents).

Drawing No. 1435-01-03C

**REASON:** For the avoidance of doubt.

**NOTE/S FOR CONDITION:**

The primary role of this condition is to confirm the approved plans and documents that form the planning decision. Any document or plan not listed in this condition is not approved, unless otherwise separately referenced in other conditions that also form this decision. The second role of this condition is to allow the potential process of Non Material Amendment if found necessary and such future applications shall be considered on their merits.

Please note in the latest revision of the National Planning Policy Framework (NPPF) it

provides that Local Planning Authorities should seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used). Accordingly, any future amendment of any kind will be considered in line with this paragraph, alongside the Development Plan and all other material considerations.

Any indication found on the approved plans and documents to describe the plans as approximate and/or not to be scaled and/or measurements to be checked on site or similar, will not be considered applicable and the scale and measurements shown shall be the approved details and used as necessary for compliance purposes and/or enforcement action.

**DATED:** 13<sup>th</sup> September 2024

**SIGNED:**



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John Pateman-Gee  
Head of Planning and Building Control

**IMPORTANT INFORMATION :-**

**Non-Material Amendment Informative**

You are advised that this decision is for minor amendments only and should be read in conjunction with the decision notice for application 24/00606/FULHH which will contain a number of conditions and informatives that still apply. Any original conditions that refer to previously approved plans should be read in conjunction with the corresponding updated plans and information forming part of this Non-Material Amendment application.

**Ecology Informative**

In accordance with the Council's general duty to conserve and enhance biodiversity, you are strongly encouraged to improve the biodiversity of the application site through appropriate additional planting and wildlife friendly features. Suggested enhancements could include: <https://www.rhs.org.uk/wildlife/in-the-garden/encourage-wildlife-to-your-garden>