



AGENT: Ms Gemma Smith - Unique
Design Creations Ltd
59 St Christopher Road
St Johns
Colchester
Essex
CO4 0NF

APPLICANT: Mr Wayne Knowles
Byeways
Mary Lane North
Great Bromley
Colchester
Essex
CO7 7TZ

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: 25/00096/NMA

DATE REGISTERED: 24th January 2025

Proposed Development and Location of Land:

**Non Material Amendment to 24/00001/FUL - Alterations to door/window combinations, size of entrance lobby and roof including dormer windows.
Byeways Mary Lane North Great Bromley 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 amendments to the previously approved planning consent are considered to be significant in relation to the original approval and collectively the proposed design changes result in 'material' alterations to the appearance of the previously approved dwelling. Therefore, a minor material amendment application (a 'Section 73 application') is required to be submitted to fully assess the amended detailed design changes.

DATED: 06th February 2025

SIGNED:

John Pateman-Gee
Head of Planning and Building Control

INFORMATIVES:Plans and Supporting Documents

The Local Planning Authority has resolved to refuse the application for the reason(s) 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):

- P002 A Proposed Floor Plans - Rec'd 22/01/25
- P003 A Proposed Roof Plan - Rec'd 22/01/25
- P004 A Site And Block Plan - Rec'd 22/01/25
- P005 A Proposed Elevations - Rec'd 22/01/25
- Pa-2022034 Cover Email Confirming Changes