

30 November 2021
L 211130 NS NMA Covering Letter



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Dear Mr Stock

**Wincote, Cow Lane, Steeple Aston OX25 4SG
Town and Country Planning Act 1990 Section 96A
Non-Material Amendment – Replacement of Basement and Provision of Bat Enclosure
On behalf of Mr. Henry Squire
Planning Portal Reference: PP-10433908**

Savills is instructed by Mr. Henry Squire to submit an application for a Non-Material Amendment to the full planning permission which was granted by the Local Planning Authority (LPA) on 29th October 2021 (Cherwell District Council Ref. 21/02366/F).

The proposal described in the full planning permission decision notice reads as follows:

“Demolition of the existing dwellinghouse and the erection of a replacement dwellinghouse”.

The NMA is proposed to cover the following two changes to the proposed development which is covered by the full planning permission:

1. A replacement basement, which is to be built in the same location as the existing basement.
2. A bat enclosure, which is to be provided on the western side of the proposed new home.

The Proposed Non-Material Amendments

Replacement Basement: The changes to the existing basement are described in the Planning Addendum Summary which is submitted with the NMA. The new walls of the replacement basement will involve the north, west and east walls being rebuilt in the same position and the south basement wall being replaced 1 metre further out. This will increase the total floorspace by 3sqm. The new basement will also be dug 500mm deeper than the existing basement. In addition, the existing staircase which accesses the basement will be replaced in the same position as the existing one.

Bat Enclosure: The changes to create the bat enclosure are described in the Planning Addendum Summary which is submitted with the NMA. The new internal space will be fitted with a series of rough timber battens to provide crevice-dwelling opportunities for bats. As a result of the work proposed as part of this NMA a slightly larger area will be created for Natterer’s bats to inhabit.

Supporting Statement

We consider that the nature and scale of the changes proposed are non-material, particularly when compared against the proposed development which has been granted planning permission. The proposed bat enclosure will also deliver an important feature within the new building which will provide enduring roosting opportunities for bats in the area.

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NMA Application Submission

This NMA application is accompanied by the following technical inputs:

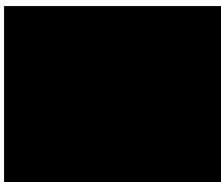
- Completed Application Forms
- Planning Addendum Summary (20064-0101-211126-PlanningAddendumSummary)
- Architectural Plans x7 (as identified in the attached Drawing Issue and Record Sheet).

All documents have been uploaded via the Planning Portal system. The relevant planning application fee of £34 has also been arranged, with the requisite amount paid to Planning Portal as per the updated application guidelines.

Following the validation of the application, we look forward to discussing the consultation responses with you.

We look forward to the validation of this application by officers. In the meantime, please contact me at the above address should you have any queries in respect of this correspondence.

Yours sincerely



Nev Surtees
Associate Planner

cc. Mr. H. Squire