



# BURRINGTON ESTATES

HOMES OF DISTINCTION

Nathanael Stock  
Development Management Team Leader – General Developments  
Cherwell District Council  
Bodicote House  
Bodicote  
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OX15 4AA

13<sup>th</sup> February 2023

Planning Portal – PP-11926324

Dear Nathanael,

**Application for a Non-Material Amendment following a grant of planning permission Town and Country Planning Act 1990 (as amended)**

**Site: Hempton Gate, Land North of Hempton Road and West of, Wimborn Close, Deddington**

**Proposal: Amendment to Site Layout specifically relating to Plot 22**

Burrington Estates have secured Reserved Matters consent (App Ref: 22/02570/REM) for the erection of 14 dwellings including 5 affordable dwellings, together with the provision of parking, landscaping and associated details last month. All pre-commencement conditions have been approved and works are due to begin on site shortly.

Having undertaken a review of the consented drawings, it is apparent that an amendment is required to regularise an issue relating to Plot 22, which as noted on the Site Plan below, is located in the north west corner of the site.





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The approved elevation (Ref: 201-P602 Rev B) and floorplan for Plot 22 (Ref: 201-P601 REVISION A) as listed in Condition 1 of Reserved Matters planning permission confirm details for a detached four-bedroom dwelling. However, the size of the dwelling as approved on the floorplan and elevation does not reflect that shown on the approved layout (Ref: 201-P501 Rev E). The dwelling on the approved Site Plan is approximately 11m wide whereas the approved Elevation and Floorplan are both approximately 13m wide.

As such, we have discussed the matter with yourself and agreed to submit a Non-Material Amendment application to regularise this issue. The application includes an updated Site Plan (Ref: HEMP2-01-SP01B-Site Layout) which demonstrates that the amendment would have no material impact on any aspect of the scheme. It is noted that the western elevation would sit closer to the site boundary but it would not affect the existing hedgerow in any way.

It is noted that an application of this nature attracts a fee of £234.00 (plus service charge). This fee has been paid under separate cover.

I trust that this submission is satisfactory, and I look forward to receiving confirmation that the application has been validated and assigned to a case officer. However, if there are any issues or concerns then please do not hesitate to contact me on the details contained below.

Yours sincerely,

Keir Price  
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Burrington Estates  
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