

APPROVAL OF NON-MATERIAL AMENDMENT TO PLANNING PERMISSION

Applicant:

Mr R Bufton
4 Callowside
Ewyas Harold
Hereford
HR2 0HX

Agent:

Mr Lee Greening
Owen Hicks Architecture
Studio B3
Skylon Court
Rotherwas
Hereford
HR2 6JS

Date of Application: 28 April 2023

Application No: 231375

Grid Ref:339328:228452

Proposed Non-Material Amendment

DESCRIPTION: Proposed non-material amendment to 203630 (Reserved matters application for proposed detached two storey dwelling, new access and parking)- To change the proposed facing brickwork to Calton Ripley Rustic 65mm.

The Original Planning Permission

APPLICATION NO: 203630
DATE OF PERMISSION: 1 June 2021
SITE: 4 Callowside, Ewyas Harold HR2 0HX
DESCRIPTION: Reserved matters application for proposed detached two storey dwelling, new access and parking.

THE COUNTY OF HEREFORDSHIRE DISTRICT COUNCIL hereby gives notice in pursuance of the provisions of the above Acts that APPROVAL has been GRANTED for the non-material amendment described above in accordance with the application and plans submitted to the authority subject to the following conditions:

- 1 The development hereby approved shall be carried out strictly in accordance with the approved plans (drawings labelled Location Plan and Brick Sample labelled '65mm Ripley Rustic') and the schedule of materials indicated thereon.

Reason: To ensure adherence to the approved plans and to protect the general character and amenities of the area in accordance with the requirements of Policy SD1 of the Herefordshire Local Plan – Core Strategy and the National Planning Policy Framework.

Informatives:

- 1 This approval is for a non-material amendment to the original planning permission and except where any conditions are detailed on this notice it does not vary the original planning permission in any other way.

Planning Services
PO Box 4
Hereford
HR4 0XH



**SIMON WITHERS
DEVELOPMENT MANAGER**

Date: 23 May 2023

YOUR ATTENTION IS DRAWN TO THE FOLLOWING NOTES

Notes

This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. In particular consent may be required under the Building Regulations.

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990.
- If you want to appeal, then you must do so within 6 months of the date of this notice, using a form which you can get from The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.