

Non Material Amendment



**Moyle House, Fleet Hill,
Finchampstead. RG40 4LJ.**



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On behalf of:

Mr & Mrs. Tennent.

February 2026

PLANNING STATEMENT

Moyle House, Fleet Hill, Finchampstead. RG40 4LJ.

**NMA – amended new garage details to approved 252691
to add front dormer windows and front and side
pedestrian doors.**

Mr & Mrs. Tennent.

DATE ISSUED: 27/02/2026

JOB NUMBER: ABP/0675

PREPARED and

APPROVED BY:

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Consultant

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(ABP)**



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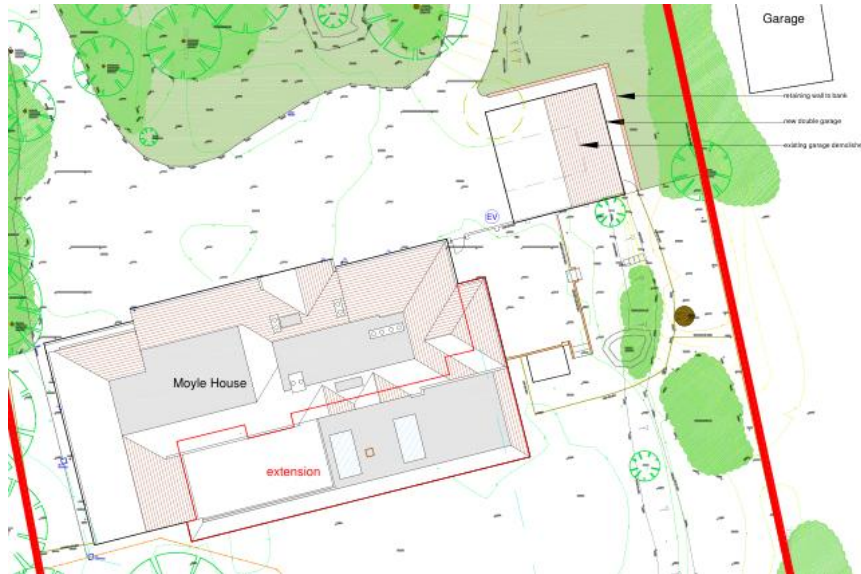
1. INTRODUCTION

- 1.1. This Planning Statement has been prepared to support an application to amend an approved detached double garage under application 252691 on 23rd January 2026 as a Non Material Amendment (NMA) to add front dormer windows and introduce rear and side single pedestrian doors.
- 1.2. The application is submitted via Planning Portal ref – **PP-147429237**
- 1.3. As a householder scheme the NMA fee is £44 via Portal.
- 1.4. The application comprises –
 - Application forms (Portal)
 - Planning Statement Report (ABP/0675)
 - **884-05 rev C** Site Plan & New Garage details

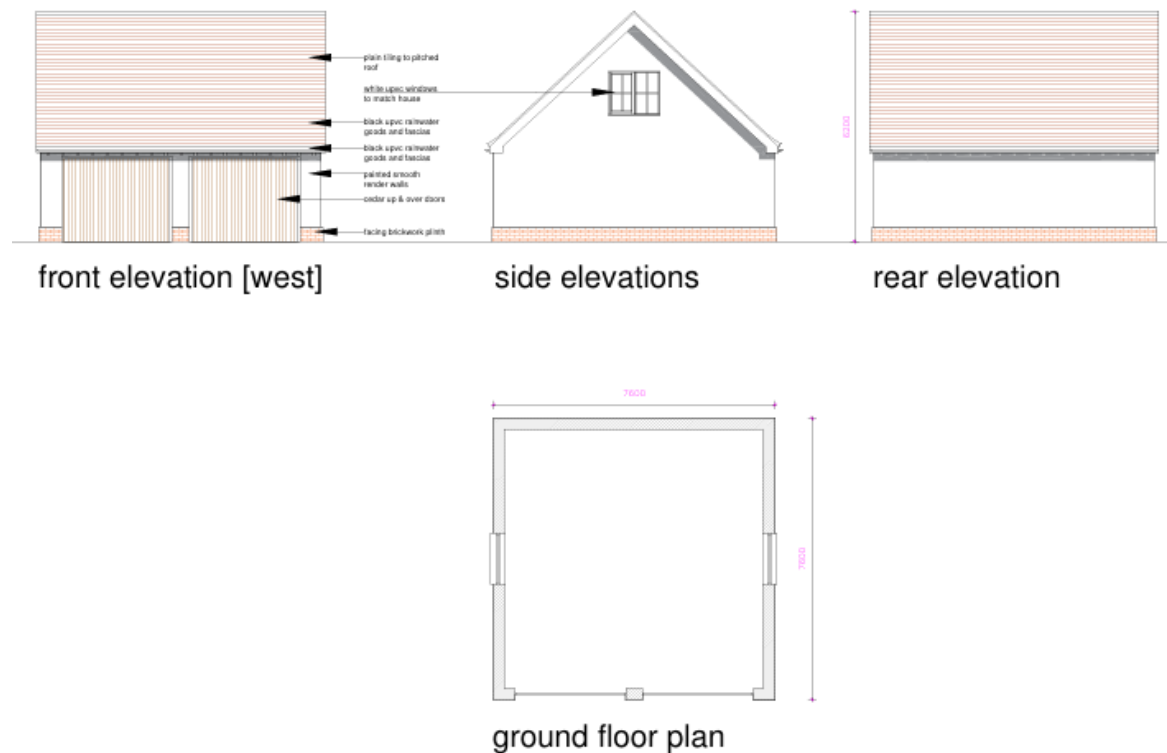
2. APPROVED SCHEME

2.1 The detached double garage approved under 252691 is shown below

2.2 The garage site location is –



2.3 The approved garage floor plan and elevations were -

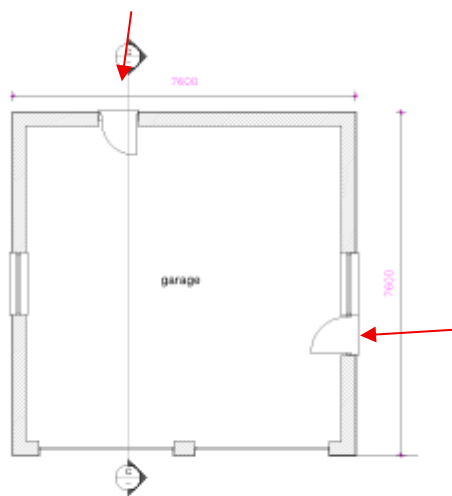


3. PROPOSED NMA.

3.1 The location and size of the garage on the site is unchanged.

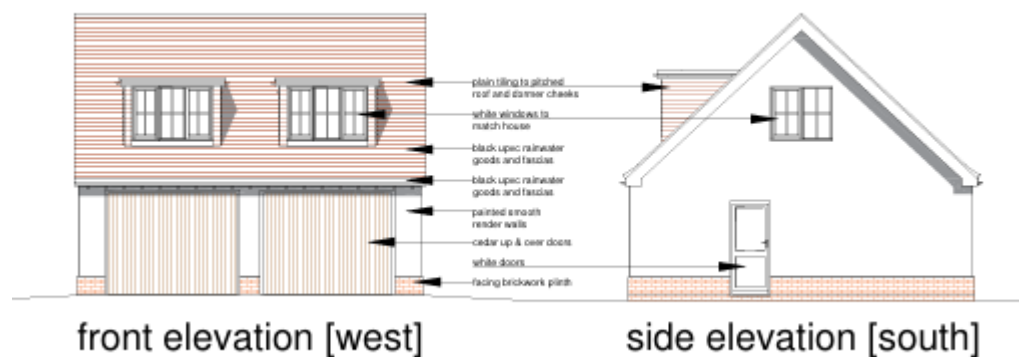
3.2 It is proposed to introduce –

- Two front dormer windows
- Rear single door
- Side single door

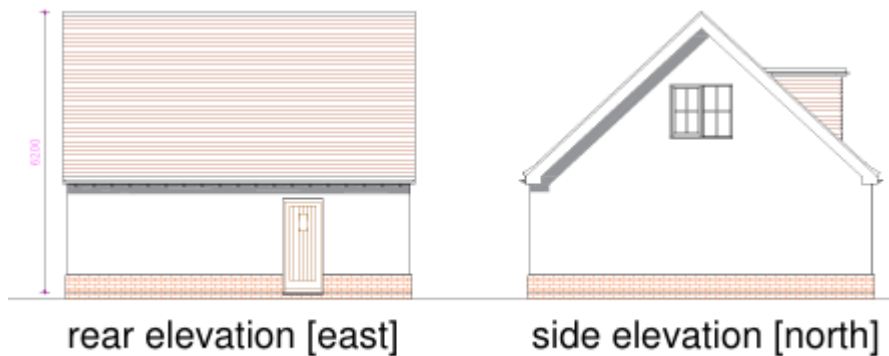


ground floor plan

two new single doors to allow access from the garden.



Added front dormers and side door



Rear door

4. JUSTIFICATION FOR THE NMA.

4.1 The process of NMA is set out in the Town and Country Planning (Development Management Procedure) (England) Order 2015 Part 3 article 10 in relation to an application under section 96A(4) of the 1990 Act.

4.2 It should be noted that the definition of NMA as set out in the Planning Portal guidance states –

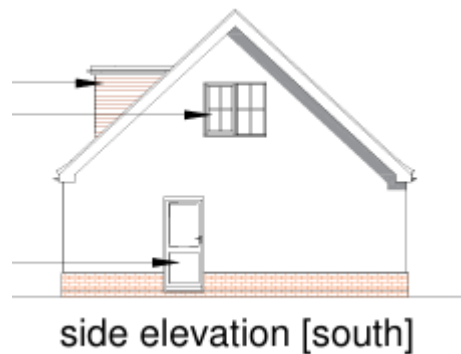
“There is no statutory definition of ‘non-material’. This is because it will be dependent on **the context of the overall scheme** – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.”

4.3 The significance of the change is therefore **in relation to what has already been approved** by the local planning authority. It will still be essentially the same building of the same character – a detached garage. The overall location of the building and the site layout is unchanged, it is now proposed with added doors and windows only.

- 4.4 The windows face away from the neighbour and look into the site so the addition is non material to the impact on neighbouring property and already approved in terms of its location, size and form. There is no added issues of overlooking, privacy etc.



The two doors are at the base of the elevation below the side boundary fencing.



The upper side window has already been approved, so the side of the dormer and door is non-material and 'de minimus.'



5. CONCLUSIONS.

5.1 The changes are non-material with no impacts to the overall approved scheme and no effect on neighbours and thus can be approved as substituted plans as an approved NMA

5.2 Non Material Amendment - **884-05 rev C** Site Plan & New Garage details