

## **NON-MATERIAL AMENDMENT JUSTIFICATION – GARAGE DOORS**

### **Seventy Acre Farm, Meltham Road, Honley**

This application seeks a non-material amendment to the approved garage design at Seventy Acre Farm, Honley. The change relates only to the garage doors, which were originally approved as timber side-hung units. We're now proposing to replace these with electrically operated, galvanised steel roller shutter doors, finished in Olive Green (BS12B27).

No other changes to the approved elevations, layout or materials are proposed.

#### **Proposed Amendment**

The existing drawings show timber side-hung doors to all garages (Plots 1–11). These are to be replaced with vertically rolling, remote-controlled steel shutter doors, finished in Olive Green. The new doors will maintain the agricultural look of the development while providing a more practical and durable solution.

The revised drawings (ref. 22146-0307-P03) show this change across all plots.

#### **Reason for the Change**

Since the first timber doors were first installed, a number of practical issues have come to light. The doors are simply too heavy for the opening widths, and they tend to drop on their hinges over time. They also swing out into the parking area, which makes them awkward to use and limits how vehicles can manoeuvre in front of the garages, meaning that the use of the garage as a parking space is likely to be underused, meaning vehicles are likely to be exposed within the greenbelt setting.

From a maintenance point of view, they're not ideal, timber doors of this size are prone to warping and weathering. We've also had concerns around security, as the hinge systems require external fixings which could be tampered with.

The new roller shutter doors resolve all of these problems. They're fully weathertight, secure and electrically operated, which means residents are far more likely to use the garages for parking as intended. The finish and colour have been carefully chosen to stay in keeping with the agricultural design of the scheme.

#### **Visual Impact**

The change has no effect on the overall design, scale or appearance of the garages. The roller doors sit within the same openings and are finished in a muted Olive Green that complements the surrounding materials. Visually, the difference is minimal and the appearance remains consistent with the approved scheme.

#### **Conclusion**

This amendment is a small but practical change to improve usability, security and long-term maintenance, while keeping the appearance and character of the garages entirely in line with what was originally approved.

For that reason, we believe this qualifies as a non-material amendment to the existing planning permission for Seventy Acre Farm, Honley.

Photo examples of proposed garage doors

