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| **Report to be read in conjunction with the Decision Notice.** |
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| **Application Ref:** | 3/2019/0870 |  |
| **Date Inspected:** | 06/10/2021 |
| **Officer:** | AB |
| **DELEGATED ITEM FILE REPORT:**  | **NON MATERIAL AMENDMENT** |
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| **Application Description:** | **Non material amendment of planning application 3/2020/0072. Proposed change of hip to gable roof; door and window positions revised on front elevation; slate roof tiles to main roof.** |
| **Site Address/Location:** | **21 Paris Ramsgreave BB1 9BJ** |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| N/A |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| N/A |
| **CONSULTATIONS:**  | **Additional Representations.** |
| N/A |
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| **RELEVANT POLICIES:** |
| **Ribble Valley Core Strategy:**Policy DMG1 – General Considerations**National Planning Policy Framework** |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Nature of Non-Material Amendment:**Consent is sought for a non-material amendment to application 3/2020/0072 to allow a change from a hip to gable roof, revised door and window positions on the front elevation and slate roof tiles to the main roof.Criteria contained within the Development Control Procedure Note that went to Planning and Development Committee on the 14 January 2011 explains in detail what criteria the Local Planning Authority considers must be met for an amendment to be considered non-material. It states that if, in the opinion of officers, a proposed amendment warrants re-consultation, it will not be regarded as minor and therefore will not be considered without a fresh application. It also states that for amendments to be considered non-material they should not result in fundamental change in the design of the building(s). |
| **Observations/Assessment/Conclusion:**An amendment is sought to the design of the dwelling approved under application 3/2020/0072. The original proposal sought alterations to the existing bungalow including a first-floor extension and roof lift.The proposal includes alterations to the fenestration on the principal elevation whilst retaining the approved detailing including stone window surrounds. The proposed roof alteration to change from a hipped to gable roof design would better reflect the design and appearance of adjacent two-storey dwellings and would not result in a fundamental change in the design of the dwelling.It is important to consider whether the changes would exacerbate concerns raised by third parties. It is noted that neighbours objected to the original application on the grounds of overbearing, loss of light and loss of outlook. The proposed hip to gable extension would result in a greater area of wall facing the boundaries of adjacent neighbouring residents and therefore this may in result in exacerbation of the previous concerns. As such, it is not considered that the proposed alterations can be dealt with under the non-material amendment procedure.Taking the above into account, it is considered that the changes proposed are material. The applicant should seek to vary plans under Section 73 of The Town and Country Planning Act 1990. |
| **RECOMMENDATION**: | Refuse non-material amendment |