|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
|  |
| **Application Ref:** | 3/2022/0015 |  |
| **Date Inspected:** | N/A |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **NON MATERIAL AMENDMENT** |
|  |
| **Application Description:** | Non material amendment of application 3/2016/0092.Substitution of plans House type A House Type B Proposed site plan and overall site. For aesthetics and buildability. |
| **Site Address/Location:** | Victoria Terrace, Mellor Brow. BB2 7PL |
|  |
| **CONSULTATIONS:**  | **Parish/Town Council** |
| N/A |
|  |
| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| N/A |
| **CONSULTATIONS:**  | **Additional Representations.** |
| N/A |
|   |
| **RELEVANT POLICIES:** |
| **National Planning Practice guidance** |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Nature of Non-Material Amendment:**Consent is sought for a non-material amendment to application 3/2016/0092which granted consent for the construction of three detached dwellings.The purpose of the application is to seek the Council’s opinion as to whether the changes to the previously approved development are sufficiently material in their nature and in the context of the approved development so as to require a new planning permission. Non-material amendment applications are not an application for planning permission. They do not result in the issuing of a new planning permission and relate only to the amendments sought.The amendment sought relates to a number of alterations to the previously approved proposal which include:House type A: Plots 2 & 3\*Retaining walls to be added to rear of both properties\*Utility rooms to be incorporated into garages of both properties* Eastern front elevations:
	+ natural coursed stone to be replaced with Grey Smooth Faced Ashlar Stone / K-rend white
	+ front porch roof pitch lowered
	+ front entrance door / window layout reconfigured
* Western rear elevations:
	+ Natural coursed stone to be replaced with Grey Smooth Faced Ashlar Stone / K-rend white

House type A: Plot 2* Southern side elevation:
	+ natural coursed stone to be replaced with Grey Smooth Faced Ashlar Stone / K-rend white
* Northern side elevation:
	+ Natural coursed stone to be replaced with K-rend white
	+ Omission of external chimney breast

House type A: Plot 3* Southern side elevation:
	+ Natural coursed stone to be replaced with K-rend white
	+ Omission of external chimney breast
* Northern side elevation:
	+ natural coursed stone to be replaced with Grey Smooth Faced Ashlar Stone / K-rend white

House type B: large detached plot\*x 2 retaining walls to be added to rear and side of property\*Utility room to be incorporated into garage of property* Front South-eastern elevation:
	+ natural coursed stone to be replaced with Grey Smooth Faced Ashlar Stone / K-rend white
	+ front entrance door / window layout reconfigured
	+ Omission of roof light
* Rear North-western elevation:
	+ Natural coursed stone to be replaced with K-rend white
	+ Ground floor window replaced with alternative design
	+ K-rend white surrounding bi-folding doors to be replaced with Grey Smooth Faced Ashlar Stone
* South-western side elevation:
	+ Natural coursed stone to be replaced with Grey Smooth Faced Ashlar Stone
	+ Omission of roof light
* North-eastern side elevation:
	+ natural coursed stone to be replaced with Grey Smooth Faced Ashlar Stone / K-rend white
	+ Bi-folding doors reconfigured

The applicant has stated that the proposed amendments would improve the aesthetics of the proposed dwellings whilst allowing for ease of construction during the building phase of the development. Accordingly, the applicant seeks consent to implement the above changes to the previously approved proposal.The reconfigured doors and windows on each of the dwellings would be sited in an identical position to the previously approved windows and doors therefore it is not considered that the proposed amendments would provide any new opportunities for overlooking into nearby properties.The incorporation of Ashlar Stone to the proposed dwellings would merge well with the stone based features of the existing properties on Victoria Terrace with the proposed stone retaining walls further reinforcing the stone based aesthetic of the proposed development. The lowered roof pitches of the front porches on plots 2 and 3 would be less imposing visually and would result in a similar yet more subservient design to the dimensions of the proposed dwellings. Moreover, the omission of the breast chimneys on each of the outward facing side elevations of plots 2 and 3 would further reduce the visual impact of the proposed development without significantly changing the side profiles of the dwellings. Accordingly, it is not considered that the proposed amendments would result in a fundamental change in the design or external appearance of the previously approved proposal.The proposed amendments would not result in an extension or increase to the footprint of the dwelling already approved or the alteration of the application site boundary, nor would they result in an increase of height to the existing dwelling. Furthermore, it is not considered that the proposed amendments would conflict with any of the Council’s Development Management Policies or conditions relating to the original planning permission granted, nor is it considered that the proposed amendments would exacerbate any concerns which were raised by any third parties at the original planning application stage. Therefore, in this case it is not considered that the proposed amendments would amount to a development that is materially different, in terms of external appearance and impact on residential amenity, to that of the original consent therefore it is considered that the proposed amendments would in this case be non-material. In view of the above is a non-material amendment to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990 (as amended). |
| **Observations/Assessment/Conclusion:**The non-material amendment should be granted.  |
| **RECOMMENDATION**: | Approve non-material amendment. |