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| **Report to be read in conjunction with the Decision Notice.** | | | | |
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| **Application Ref:** | 3/2022/0123 | | |  |
| **Date Inspected:** | N/A | | |
| **Officer:** | BT | | |
| **DELEGATED ITEM FILE REPORT:** | | | | **NON MATERIAL AMENDMENT** |
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| **Application Description:** | | | Non Material amendment of 3/2020/0716. Proposed alterations to internal layout to form utility room and bathroom with additional door and window openings to front and side elevations and enlargement of rear porch. | |
| **Site Address/Location:** | | | Knott Farm, Chipping Road, Longridge. PR3 2TB | |
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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:** | | | | |
| **National Planning Practice guidance** | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | |
| **Nature of Non-Material Amendment:**  Consent is sought for a non-material amendment to application 3/2022/0123which granted consent for the construction of a rear single storey porch extension and single storey side extension.  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 minor alterations to the previously approved proposal which include:   * Insertion of an additional window to the North-eastern elevation of the approved side extension * Insertion of a door to the South-eastern elevation of the approved side extension * Internal alterations to incorporate a utility room within the approved side extension * Minor increase in footprint to the approved rear single storey porch extension   The applicant has stated that the proposed amendments would utilise internal space in addition to providing supplementary external access, natural light, ventilation and internal storage. Accordingly, the applicant seeks consent to implement the above changes to the previously approved proposal.  The incorporation of an additional window to the North-eastern elevation of the approved side extension would solely provide views into the property’s curtilage therefore it is not considered that the proposed amendment would provide compromise the privacy of any neighbouring residents.  Knott Farm is set back over 200 metres away from the nearest road and approximately 120 metres away from the nearest neighbouring property therefore the addition of an extra door and window to the approved side extension and minor increase in size to the approved porch extension would have a negligible visual impact. The incorporation of a utility room within the approved side extension would be an internal alteration only and as such would have no external visual impact. The amendments sought would be small in scale and in keeping with the aesthetic of the originally approved works. 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 alteration of the application site boundary, nor would they result in an increase of height to either of the approved extensions. The proposed amendments comprise an increase to the footprint of the approved porch extension however in this instance the footprint of the porch would not be moved by more than 1 metre therefore the proposed increase in size to the porch extension is considered to fall within the realm a minor amendment.  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. | | |