|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
|  |
| **Application Ref:** | 3/2022/0183 | Graphical user interface, text, application  Description automatically generated |
| **Date Inspected:** | N/A |
| **Officer:** | SH |
| **DELEGATED ITEM FILE REPORT:**  | **NON-MATERIAL AMENDMENT** |
|  |
| **Application Description:** | Non-Material amendment of planning application 3/2021/0459. Proposed amendments to include stone quoins on the corners to match house, rear elevation of garage to be sand cement render to match stone and amendment to garage position.  |
| **Site Address/Location:** | Town End Barn, Longridge Road, Chipping, PR3 2QD |
|  |
| **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 3/2021/0459 which granted consent for a detached double garage. 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 change in the external materials of the rear elevation of the proposed garage. Original consent was approved for all the elevations to the proposed garage to be natural rectangular random stone with sandstone ashlar jambs and lintel, however to improve visual integration with the main property and to minimise future maintenance concerns, the applicant has considered alternatives to the design. As such, the applicant seeks a proposed change in the use of external materials on the rear elevation facing in a Northerly direction from natural stone to a sand cement render, and the introduction of stone quoins to the corners of the proposal. The garage’s front and side elevations would retain the natural rectangular random stonework design approved in the original application. The applicant also seeks to slightly amend the proposed garage position from the original consent in order to avoid substation cables that have been unearthed on site. The development in question is set within a significant residential curtilage of Town End Barn, with large separation distances between the proposed garage and nearby residential dwellings. As such the minimal changes in the garage’s positioning would not result in any residential or visual impact on the surrounding area. Properties situated within the local area include both the use of natural stone with render, and the rear elevation will be facing the substation and can therefore not be seen from the highway due to trees on the roadside boundary. The introduction of stone quoins will improve the look of the proposal through increasing visual integration between the garage and the main property. 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 garage already approved or the alteration of the application site boundary, nor would they result in an increase of height to the proposed garage. 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.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. |