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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | SH | **Date:** | 05/05/2022 | **Manager:** |  | **Date:** |  |
| **Site Notice displayed** | N/A | **Photos uploaded** | N/A |  |
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| **Application Ref:** | 3/2022/0413 | Graphical user interface, text, application  Description automatically generated |
| **Date Inspected:** | N/A |
| **Officer:** | SH |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVAL** |
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| **Development Description:** | Non-material amendment to planning permission 3/2021/0853 in respect of erection of a small parapet wall over the veranda and a new first floor window to front.  |
| **Site Address/Location:** | 48 Knowsley Road West, Wilpshire, Blackburn, BB1 9PW |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| N/A |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| N/A  |
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| **CONSULTATIONS:**  | **Additional Representations.** |
| N/A |
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| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **National Planning Practice Guidance** |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Nature of Non-Material Amendment:**Consent is sought for a non-material amendment to application 3/2021/0853 which granted consent for the construction of a two-storey extension to the side of the property and a single storey extension over the existing 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.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 non-material 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).In this instance the amendments sought includes alterations to windows on the front elevation by adding a new window for the bedroom ensuite, and the shortening of an existing window in order to accommodate the change in interior layout. Another amendment includes the erection of a small parapet wall over the veranda to improve the aesthetic of the property.  |
| **Observations/Consideration of Matters Raised:**The new window would be sited in a similar position to the previously approved windows therefore it is not considered that the proposed amendments would provide any new opportunities for overlooking or loss of privacy on neighbouring residents as a result. The proposed implementation of a parapet wall over the veranda will integrate effectively with the stonework existing on the front elevation of the property. The alterations would fall within the realm of being a non-material amendment as the wall will not result in a fundamental change in the property design, and the materials have been selected in order for the parapet wall to complement the materiality of the host dwelling and the surrounding area. The proposed amendments constitute minor alterations of which the visual impact would be negligible. 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 extension already approved or the alteration of the application site boundary, nor would they result in an increase of height to the existing extension. 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). |
| **Conclusion:**The non-material amendment should be granted. |
| **RECOMMENDATION**: | Approve Non-Material Amendment. |