|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | SH | **Date:** | 13/12/2022 | **Manager:** | SK | **Date:** | 15.12.22 |
|  |
| **Application Ref:** | 3/2022/1134 | Graphical user interface, text, application  Description automatically generated |
| **Date Inspected:** | N/A |
| **Officer:** | SH |
| **DELEGATED ITEM FILE REPORT:**  | **Decision** | **APPROVAL** |
|  |
| **Development Description:** | Non-Material amendment of planning application 3/2022/0844. To add 2 glass panels into the roof and change the window design to 4 sections.  |
| **Site Address/Location:** | 1 Mills Way, Chipping, PR3 2DP |
|  |
| **CONSULTATIONS:**  | **Parish/Town Council** |
| N/A |
|  |
| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| N/A  |
|  |
| **CONSULTATIONS:**  | **Additional Representations.** |
| N/A |
|  |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** |
| **National Planning Practice Guidance** |
|  |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Nature of Non-Material Amendment:**Consent is sought for a non-material amendment to application 3/2022/0844 which granted consent for the erection of a single storey conservatory (resubmission of 3/2022/0080). 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 amendment sought includes for the introduction of 2 glass panels into the slate roof, and for alterations to the window design from three panes to four, with the removal of the transom to provide full length windows. This has been requested in order to provide light into the kitchen, and the reduction in window width will allow for the windows to visually replicate the size of the windows currently found on the application property.  |
| **Observations/Consideration of Matters Raised:**The implementation of two roof lights into the proposed slate roof would be relatively modest in size in relation to the surface area of the extension and would integrate well with the roofscape to keep the visual impact of the glass panels to a minimum. The proposed roof lights would face upwards due to their orientation on the property’s roof plane and as such would not provide any new opportunities for overlooking into private areas. The alteration of the window panes from three to four will allow for visual integration with the existing property, and as the dimensions of the total window panes on the development will remain as proposed, it is considered that there will not be any new opportunities for overlooking as a result. Accordingly, it is not considered that the proposed amendment would result in a fundamental change in the design or external appearance of the previously approved proposal.The window alterations would not result in an extension or increase to the footprint of the conservatory extension previously approved and would not involve any alteration to the application site boundary. It would also not result in an increase of height to the approved rear extension. Furthermore, it is not considered that the proposed amendment 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 amendment 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 amendment 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 amendment 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. |