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| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | **LW** | **Date:** | **13/09/23** | **Manager:** | **KH** | **Date:** | **13/09/23** |
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| **Application Ref:** | 3/2023/0544 |  |
| **Date Inspected:** | N/A | **Site Notice:** | N/A |
| **Officer:** | LW |
| **DELEGATED ITEM FILE REPORT:**  | **REFUSED** |
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| **Development Description:** | Non-material amendment to application 3/2021/0156 involving change from mono-pitch slate roof with Velux windows to a flat roof construction with lantern light and fenestration changes.  |
| **Site Address/Location:** | 28 Eshton Terrace, Clitheroe, BB7 1BQ |
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| **CONSULTATIONS:**  | **Parish/Town Council** |
| N/A |
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| **CONSULTATIONS:**  | **Highways/Water Authority/Other Bodies** |
| **LCC Highways:** | 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  |
| **Relevant Planning History:**3/2021/0156: Proposed demolition of existing rear single storey wing and replace with a new single storey extension. Resubmission of 3/2020/0925 (Approved)3/2020/0925: Proposed demolition of existing rear single storey wing and replace with a new single storey extension (Approved) |
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| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Nature of Non-Material Amendment:** Consent is sought for a non-material amendment to extent permission 3/2021/0156 which granted consent for the demolition of an existing rear single storey wing and construction of a new single storey rear 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. The amendment sought relates to a change in the roof form of the previously approved single storey rear extension. It was originally proposed to incorporate a mono-pitch slate roof with Velux rooflights, measuring 3.4m in height to the ridge. The proposed amendment involves a change in the roof design whereby the previously proposed pitched roof form would be replaced with a flat roof design which would measure 2.8m in height. A roof lantern would also be incorporated which would measure 3.2m from ground level at its highest point. The submitted plans also show a slight change to the approved footprint of the extension, with the proposed widening of the existing two storey outrigger at ground floor level being omitted from the scheme, and the approved window instead being installed within the south-eastern facing side elevation of the outrigger to serve a proposed utility area. Minor amendments are also sought to the fenestration featured to the south-eastern facing side elevation and rear elevation of the extension, including the replacement of the full height glazing to the rear with a bi-folding door. Given the nature of the amendments sought to the previously approved scheme, it is considered that the accumulation of the proposed changes would result in a fundamental change in the design of the extension. As such, the proposed changes would amount to a development that is materially different in terms of external appearance, to that of the original consent. The proposed amendments would therefore go beyond that of a non-material amendment and therefore this application cannot be considered by this mechanism.  |
| **Observations/Consideration of Matters Raised/Conclusion:**In view of the above, the proposal does not constitute 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).  |
| **RECOMMENDATION**: | That the non-material amendment be refused.  |