|  |
| --- |
| **Report to be read in conjunction with the Decision Notice.** |
| **Signed:** | **Officer:** | BT | **Date:** | 19/12/24 | **Manager:** | **LH** | **Date:** | **19/12/24** |
|  |
| **Application Ref:** | 3/2024/0935 |  |
| **Date Inspected:** | 25/10/23 |
| **Officer:** | BT |
| **DELEGATED ITEM FILE REPORT:**  | **NON MATERIAL AMENDMENT** |
|  |
| **Application Description:** | Non-material amendment to planning permission 3/2021/0952 (as varied by application 3/2023/0817) for amendments to approved window / door detail to "L" shaped building. |
| **Site Address/Location:** | Root Farm, Newton Road, Dunsop Bridge, BB7 3BB. |
|  |
| **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: Flexible options for planning permissions |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** |
| **Nature of Non-Material Amendment:**Consent is sought for a non-material amendment to application 3/2021/0952 (as varied by application 3/2023)which granted consent for the demolition and conversion of farm buildings within the application site for the purposes of creating new employment space.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.In this instance, the amendment sought relates to alterations to the approved fenestration within the site’s former stable building (L-shaped building). These changes include the reconfiguration of four approved doorway openings to window openings within the Southern elevation of the stable building, with identical alterations proposed to two additional window openings within the Eastern elevation of the building. The width of the approved doorway openings would be retained in the proposed window configuration, with the proportionality of the reconfigured openings remaining largely the same, albeit at approximately two thirds of the original opening height, and with all reconfigured window openings being identical. An alteration is also proposed to the configuration of an approved doorway opening within the Western elevation of the building whereby a set of glazed doors would be reconfigured to a window light / timber door arrangement. The width of the originally approved opening would be increased through the proposed reconfiguration however this would be a minor increase relative to the width of the approved opening and the window light / timber door arrangement proposed would not be overtly dissimilar to the glazed door configuration as originally approved. Accordingly, the changes proposed would amount to minor alterations to the original fenestration in terms of alignment, spacing and proportionality and as such would not result in any fundamental change to the approved fenestration of the stable building. Taking account of all of the above, the proposed amendments sought are considered to fall within the realm of non-material changes in as much that the proposed amendments sought would not amount to a fundamental change with respect to design or external appearance that would be materially different to that of the original consent. 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. As such, it is considered that the proposed amendments would in this case 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). |
| **Observations/Assessment/Conclusion:**The non-material amendment should be granted.  |
| **RECOMMENDATION**: | Approve non-material amendment. |