


Report to be read in conjunction with the Decision Notice.

Application Ref:	3/2021/0529	 Ribble Valley Borough Council www.ribblevalley.gov.uk
Date Inspected:	15/3/2021	
Officer:	BT	
DELEGATED ITEM FILE REPORT:		NON MATERIAL AMENDMENT

Application Description:	Non-Material amendment of planning application 3/2021/0165. Proposed PVC cladding to the exterior of the dormer instead of concrete tiles.
Site Address/Location:	23 Mayfair Crescent, Wilpshire, Blackburn. BB1 9PY

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 3/2021/0165 which granted consent for the construction of a front dormer 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.

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 applicant wishes to change the external materials of the originally approved dormer extension from concrete hanging tiles to grey PVC cladding in order to improve the aesthetic of the approved front dormer.

The surrounding street scene on Mayfair Crescent is characterised by numerous properties with front dormer extensions, all of which comprise an assorted mixture of white PVC cladding, dark brown timber cladding and grey concrete hanging tiles. Moreover, the existing roof plane of No. 23 Mayfair Crescent consists of grey concrete roof tiles which in turn would allow visual semblance between the proposed grey PVC cladding and roofscape of the main property.

Accordingly, it is not considered that the incorporation of grey PVC cladding to the external elevations of the approved front dormer would fundamentally alter the external appearance of the original property or lead to any harmful impact upon the visual character of the existing street scene.

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.

The proposed amendments would not result in an extension or alteration 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.

It is not considered that the proposed amendments would result in a fundamental change in the design or appearance of the approved extension, nor is it considered that the proposed amendments would allow any new opportunities for overlooking into any neighbouring properties.

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.