

DELEGATED APPLICATION REPORT

Address: 9 Corinne Close

Application No: 191195 / NMA

Proposal: Non-Material Amendment to permission 190658 (granted on 18/06/19) for one additional window to the front elevation at ground floor level.

Applicant: Mr & Mrs Goswell

Date received (valid from): 18/07/2019

Target Decision date: 15/08/2019

Case officer: Tom French

1. Site Description and Surrounding Area

The application site contains a two-storey semi-detached dwelling on the north side of Corinne Close. The application building (and attached neighbour) is sited on the corner of Corrine Close and is set back from the main building lines along the road. There is an irregularly shaped amenity area to the rear that is approximately 12m deep and 17m wide.

The surrounding area is predominantly residential with semi-detached and terrace properties of a similar scale and design to the application property.

The application building is not listed, nor is it located within a conservation area.

Permission 190658 granted planning permission for a single storey front extension and alterations to the roof of the existing garage.

2. The Proposal

Non-material amendments to planning permission 190658 granted on 18/06/2019 are proposed. More specifically, these seek to place an additional window in the front elevation of the single storey front extension.

3. Public Consultation

Neighbour Consultation

No statutory requirement for any for this type of application.

4. Consultations

No statutory requirement for this type of application.

5. Plans Considered

The Council, in reaching its recommendation, has taken into consideration the following documents:

Approved plans at time of application 190658

Drawing No.:

- CORINNE-04 - Proposed Ground Floor Plan
- CORINNE-05 - Proposed First Floor Plan
- CORINNE-06 - Proposed Roof Plan
- CORINNE-07 - Existing and Proposed Elevations
- CORINNE-SK2 - Block Plan

As received: 23/04/2019

Proposed plans as part of this application

Drawing Number:

- CORINNE-04 Rev. A - Proposed Ground Floor Plan
- CORINNE-07 Rev. A - Existing and Proposed Elevations

As received: 19/07/2019

6. Relevant Planning History

190658 - HOU - Single storey front extension with flat roof and new raised flat roof to existing converted garage - Application Permitted

7. Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

8. Relevant Planning Guidance

Whilst there is no statutory definition of what constitutes a 'non-material' amendment, Section 96A, part 2 of the Town and Country Planning Act 1990 (as amended) states that, *"In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."*

9. Relevant Policies

The proposed amendments are assessed for materiality - not on the basis of their planning merits. Planning policies therefore do not apply.

10. Appraisal

In the context of the permitted scheme it is not considered that the proposed amendment will have any material impact on the overall design idiom or neighbour amenities. This is primarily owing to the context of the overall approved scheme and the nature of the surrounding context, with the proposed changes being of a relatively minor scale and nature in this context.

An informative is recommended which states that this permission relates only to the change highlighted on the plans. Furthermore it shall only be read in the context of the substantive permission, and is bound by all conditions attached to that permission. A further informative is recommended which states: In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

11. Conclusion

The local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.

Recommendation

Grant Non-material amendment

1. The drawing hereby approved as Non-material Amendments to original planning permission 190658 are as follows:

Drawing Number:

- CORINNE-04 Rev. A - Proposed Ground Floor Plan
- CORINNE-07 Rev. A - Existing and Proposed Elevations

As received: 19/07/2019

Reason: To clarify which plans are approved.

Informatives:

1. This permission relates only to the non-material amendments sought and described above. Furthermore, it shall only be read in the context of the substantive planning permission granted on 18/06/2019 under reference number 190658, and is bound by all the conditions attached to that permission. That permission still stands and this notice (and any other notices issued under section 96a for this development) should be read together.

2. In reaching this decision, the local planning authority is satisfied that the changes proposed by this application do not constitute material changes to the approved planning permission.
3. The Local Planning Authority has worked positively and proactively with the applicant to determine under the non-material amendment procedure within the recommended timeframes.