

DELEGATED APPLICATION REPORT

Address: 51 Kidmore Road

Application No: 190184 / NMA

Proposal: Non-Material Amendments to permission 181263 [Single storey rear and side extension and alterations to existing attic accommodation, incorporating new rear dormer. Resubmission of 171247] for proposed alterations to the ground floor plan, to increase the size of the bi-fold doors and to increase the size of the roof lantern.

Applicant: Mr Thomas Hancock

Date received (valid from): 08/03/2019

Target Decision date: 05/04/2019

Case officer: Tom French

1. Site Description and Surrounding Area

The application site contains a semi-detached dwelling on the west side of Kidmore Road, to the south of the junction with Oakley Road. The application property has a prominent two storey bay window to the front elevation, a single storey attached garage to the south side, an existing rear conservatory and a single storey lean-to rear projection. The application site includes a rear amenity area approximately 22m deep and 9m wide.

The surrounding area is predominantly residential and characterised by detached and semi-detached properties of varying scale and design.

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

Permission 181263 granted planning permission for a single storey rear and side extension, a hip to gable loft extension and a rear dormer.

2. The Proposal

Non-material amendments to planning permission 181263 granted on 07/09/2018 are proposed. More specifically, these seek to increase the width of the single storey rear extension, increase the size of the proposed bi-fold doors to the rear and increase the size of the rear roof lantern.

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 181263

Drawing No.:

- 18/KRC/06 - Proposed Ground Floor Plan
- 18/KRC/07 - Proposed First Floor Plan
- 18/KRC/08 - Proposed Second Floor Plan
- 18/KRC/09 - Proposed East and West Elevations
- 18/KRC/10 - Proposed South Elevation
- 18/KRC/11 - Proposed North Elevation
- 18/KRC/12 - Proposed Site and Location Plans

As received: 19/07/2018

Proposed plans as part of this application

Drawing Title:

- Key Construction Plan - Ground, Revision A

As received: 01/02/2019

- Proposed East and West Elevations Revision 1
- Key Construction Plan - Roof Rev A

As received: 29/03/2019

6. Relevant Planning History

171247 - HOU - Single storey rear and side extension and alteration to existing attic accommodation, incorporating new rear dormer - Application Permitted

181263 - HOU - Single storey rear and side extension and alteration to existing attic accommodation, incorporating new rear dormer. Resubmission of 171247 - 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 amendments, either individually or cumulatively, 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 changes 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 181263 are as follows:

Drawing Title:

- Key Construction Plan - Ground, Revision A

As received: 01/02/2019

- Proposed East and West Elevations Revision 1
- Key Construction Plan - Roof Rev A

As received: 29/03/2019

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 07/09/2018 under reference number 181263, 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.