

DELEGATED APPLICATION REPORT

Address: 15 Mayfield Drive

Application No: 180661/NMA

Proposal: Non-material amendment to planning permission 180267 (Part single, part two storey rear extension) to alter the exterior material from brick to painted render.

Applicant: Ms Rachel James

Date received (valid from): 01/05/2018

Target Decision date: 29/05/2018

Case officer: Tom French

1. Site Description and Surrounding Area

The application site contains a two storey semi-detached dwelling on the west side of Mayfield Drive. The application has an existing single storey pitched roof side extension, parking for two cars at the front of the property and a garden to the rear that is approximately 15m deep and 10m wide.

The surrounding area is predominantly residential and the street scene is dominated by semi-detached dwellings of similar size, design and character as the application property.

2. The Proposal

A non-material amendment to planning permission 180267 granted on 29/03/2018 is proposed. More specifically, this seeks to finish the exterior of the rear elevation with render, coloured to match the existing front and side elevations, rather than brick.

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 170784

The following drawings were received on 13th February 2018:

Drawing No.:

- 1429-100 - Existing Plans & Elevations
- 1429-201 - Proposed Plans & Elevations - Alt Option
- 1429-010 - Site Location and Block Plan

Proposed plans as part of this application

The following drawings were received on 1st May 2018:

Drawing No.:

- 1429-200 - Proposed Plans & Elevations
- 1429-100 - Existing Plans & Elevations
- 1429-010 - Site Location and Block Plan

6. Relevant Planning History

180267 - HOU - Part single, part two storey rear extension - Application Permitted

081073 - FUL - Single storey side extension - 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. More specifically, the proposed alteration from brickwork to white painted render would only relate to the rear extension permitted by 180267 and would not be visible from the public realm. Given the context of the site and surrounding area, such an amendment is not considered to be harmful.

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 180267 is as follows:

Drawing No.:

- 1429-200 - Proposed Plans & Elevations

As received: 01/05/2018

Reason: To clarify which plan is 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 29/03/2018 under reference number 180267, 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.