

DELEGATED APPLICATION REPORT

Address: 129a South View Avenue

Application No: 180715/NMA

Proposal: Non-material amendments to planning permission 170793 (Single storey rear extension, two storey side extension and hip to gable loft conversion with rear dormer and associated works) to align the central roof light with the other roof lights and to increase the height of the front chimney by 0.8m.

Applicant: Mr & Mrs Pryn

Date received (valid from): 28/04/2018

Target Decision date: 26/05/2018

Case officer: Tom French

1. Site Description and Surrounding Area

The application relates to a 2 storey end of terrace dwelling located on the north side of South View Avenue, close to the junction with Donkin Hill, Briant's Avenue and Lower Henley Road.

2. The Proposal

Non-material amendments to planning permission 170793 granted on 30/08/2017 are proposed. More specifically, these seek to alter the position of the central roof light to align with the other roof lights and to increase the height of the chimney in the roof slope of the front elevation by 0.8m.

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 170793

2017.01.PL.102.A - Existing Plans

2017.01.PL.112.B - Proposed Plans

Received on 29th August 2017

2017.01.PL.113.A - Proposed Elevations and Section

Received on 28th July 2017

2017.01.PL.103 - Existing Elevations

TQRQM17107142355217 - 2017.01.PL.100 - Location Plan

Received on 19th May 2017

Proposed plans as part of this application

2017.01.PL.113.B - Proposed Elevations

As received: 30/04/2018

6. Relevant Planning History

170793 - Single storey rear extension, two storey side extension and hip to gable loft conversion with rear dormer and associated works - 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 170793 is as follows:

- 2017.01.PL.113.B - Proposed Elevations

As received: 30/04/2018

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 30/08/17 under reference number 170793, 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 reasonable timeframes.