

DELEGATED REPORT: 171237/NMA

Address: 33 Peppard Road

Proposal: Non material amendment to planning permission ref. 162259 (single and two-storey extensions, new roof with incorporating loft rooms) - alterations to loft space dormer roof extensions and fenestration

Consultation

Applications under S96A are not applications for planning permission, so are not covered by the publicity requirements as set out in the DMPO. However in this instance the neighbouring properties at 35 Peppard Road and 4 Newlands Avenue were consulted; and no representations were received.

Relevant Planning History:

162259 - Single and two-storey side and rear extensions, new roof incorporating loft rooms - Granted

Appraisal

The proposal seeks to enlarge the approved dormer roof projections to the north and west elevation roof planes. Whilst larger both proposed dormers are considered to remain adequately proportioned within the two roof slopes. The two dormers would also retain pitched roofs and materials to match existing which it is considered would integrate satisfactorily with the host dwelling. It is proposed that the enlarged dormer to the west elevation is now also to be clad in hanging tiles to match the finish of the existing bay windows to the south elevation.

Other changes to fenestration include loss of ground floor window to west elevation and amendments to glazed doors, repositioning of a roof light from the east elevation roof plane to the south and reduction to rear ground floor roof lantern as well as the addition of a central parapet to the flat roof garage. These changes are considered minor and to not result in any harm to the character of the host dwelling, street-scene or residential amenities of surrounding occupiers.

The proposed amendments are not considered to result in a materially different development to that approved.

Conclusion:

The changes as proposed are considered to be acceptable non-material alterations to the approved design and appearance of the building.

Recommendation:

Agree non-material amendment subject to conditions.

DECISION

The proposed amendments as shown on drawing no.s PL-06B rev B - Proposed Elevations and PL-04B rev B - Proposed Loft - Existing and Proposed Roof Plan received on 25th July 2017 and PL-03B rev B - Existing and Proposed GF/FF Plans

received on 22nd August 2017 are hereby approved as a non-material amendments to conditions no.3 of planning permission ref. 162259.

INFORMATIVES

1. All other drawings and conditions relating to application 162259 remain unchanged.
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.

Case officer: Matt Burns