DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0351/18/NMA
Proposal: Application for non-material amendment for planning application ref: ST/0405/17/HFUL. Amendment sought for a change to windows/doors to 2 storey extension to rear and garden elevation (North).
Location: 2 Station Road
East Boldon
NE36 0LD

Description of the site and of the proposals

Planning permission was granted at Planning Committee on 20/11/2017, application reference ST/0405/17/HFUL, for the refurbishment of the existing house fabric including the replacement of the existing windows to the front, side and rear of the property, the replacement and repositioning of the roof windows to the front, the replacement and enlargement of the existing roof windows to the attic at the rear and the insertion of an additional two roof windows to the rear, a single storey extension to the side and rear with screen wall/pergola to the steps, a two storey extension to rear to replace the existing single storey extension, a new garden store to the west of the property at the front, demolition of existing garage and walling and the construction of a new garage with associated hard standing/forecourt to rear lane at 2 Station Road, East Boldon, NE36 0LD.

This application seeks permission for a non-material amendment to the previously approved proposal. The amendment includes changing the two ground floor windows and the basement doors to the two storey rear extension (north elevation) to a large window area which also includes a change in levels internally to the winter garden.

Publicity / Consultations

The Council is not required to undertake any public consultation in regard to this proposal given that the application is for a non-material amendment to an existing planning permission.

Assessment

Section 96A of the Town and Country Planning Act 1990 states 'that the local planning authority may make a change to any planning permission if they are satisfied that the change is not material…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 permission as originally granted.'

The main issues relevant to the assessment of this proposal are:

- Whether the proposed change is significant in terms of its scale in relation to the original approval;
- Whether the proposed change would result in a detrimental impact either visually or in terms of amenity; and
- Whether the interests of any third party, or body, who participated in or were informed of the original decision, would be disadvantaged in any way.

The proposed changes to the internal floor level to the winter garden would not require planning permission. The external alteration to the proposal would incorporate a much larger window to the rear of the winter garden. However, this window would face into the garden area of the application site. The proposed two storey rear extension would not project beyond the gable elevation of the existing off shot at no. 3 Station Road and therefore it is considered that the larger window would not be prejudicial to the

residential amenities of the occupiers of this property. The two storey extension is set away from the boundary with no. 1 Station Road and East View Cottage.

It is considered that the proposed changes to the windows and doors would also not be significant in relation to the original approval, would not be detrimental visually, or in terms of amenity, and would not disadvantage the objectors, or other third parties informed of the original application.

In view of the above, the proposed amendment is considered to be both acceptable and non-material in nature, in the circumstances of this particular case. The changes would not materially alter the nature or description of the overall development granted planning permission.

In assessing this application due regard has been had to the requirement of section 149 of the Equality Act 2010.

Recommendation

Approve Non-Material Change.

Informatives

1 NOTE TO APPLICANT

This application relates to a 'Non-material Amendment' to the previous grant of planning permission for this development and as such the approval of this proposed amendment is not a reissue of the original planning permission, which still stands. The two documents should be read together.

List of approved plans for standard note

Plan Reference

Drg No. S1B received 04/04/2018.

Drg No. S4C received 04/04/2018.

Drg No. S6D received 04/04/2018.

Drg No. S7D received 04/04/2018.

Case officer: Suzanne McDermott
Signed:
Date: 01/05/2018

Authorised Signatory:
Date: