DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0375/21/NMA
Proposal: Application for a non-material amendment in relation to approved planning application ST/0502/20/HFUL which granted permission for a ground floor and first floor extension to existing gable. Amendment now sought to relocate downstairs 'wet room' window from the side to the rear of extension. Window relocated is 0.945m2.
Location: 2 West Drive
Cleadon
SR6 7SJ

Site Visit Made: 17/08/20

Description of the site, proposals and planning history

This application seeks approval for a non-material amendment of a previously approved scheme for a proposed householder development at 2 West Drive, Cleadon.

Planning permission was granted (reference ST/0502/20/HFUL) for a two storey side extension to a two storey semi-detached property, located on the north-east side of West Drive in Cleadon, a residential street which is characterised by pairs of two-storey semi-detached properties of a consistent character with a hipped roof construction. 2 West Drive is the last of the hipped roof properties on West Drive before meeting the junction with East Boldon Road. The diagonal eastern boundary of 2 West Drive meets the western boundary of the semi-detached property at 9 East Boldon Road to the side and rear.

The non-material amendment application proposes to remove a uPVC framed window in the ground floor side elevation of the extension, and to instead include a smaller uPVC framed window within the groud floor rear elevation of the extension.

Publicity / Consultations

N/A

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.

In this instance, it is considered that the proposed changes to the approved scheme are very minor changes and not significant in terms of their scale or character. The proposed window within the side elevation was not considered to adversely impact on the residential amenities of the adjoining neighbouring property at 9 East Boldon owing to its location and the presence of the boundary fence. No objections were received. The introduction of a proposed rear facing window would not affect the residential amenities of this neighbour, or any other neighbours, for the same reasons.

The proposed changes would have a neutral effect on the character of the property and would not be visible within the public domain. They are not considered to be material changes to the approved scheme.

The amended proposals are not considered to have any material adverse effect on visual amenity when viewed within the public domain, or any effects on neighbours.

No objections were received in response to notification on the planning application. The interests of third parties who were notified are not considered to be materially disadvantaged by the changes in any way by the alterations that this application proposes.

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.

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

Plan Reference

Proposed Plans & Elevations Drawing Number 004 Rev 3 received 07/04/2021

Case officer: Chris Stanworth
Signed: Chris Stanworth
Date: 30/04/21

Authorised Signatory:
Date:

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