

DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0867/21/NMA
Proposal: Application for a Non-Material Amendment to previously approved planning application ST/0720/20/HFUL that granted approval for demolition of existing conservatory, construction of an orangery and porch with canopy. Amendment now sought to replace bay window on west side of front porch with an extension 1400 from front of existing dwelling and omission of a window on the west face of the porch.
Location: 17 Broadlands
Cleadow
SR6 7RD

Site Visit Made: 17/08/20

Description of the site, proposals and planning history

The application site is a two-storey detached property situated within a modern residential cul-de-sac to the north of Moor Lane in Cleadow. The application site and neighbouring dwellings on the cul-de-sac are fairly large detached dwellings, set within generous gardens.

The approval reference ST/0720/20/HFUL granted planning permission to add a front porch and canopy extension and a single storey orangery to the rear, replacing an existing rear conservatory.

This non-material amendment application proposes to replace a proposed bay window to the front elevation with a porch in this location instead (essentially the front of the window would remain in the same place with a porch squared off, bringing the corners in line with the front of the window).

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 key test as to the acceptability of an application for a non-material change is whether the change is material to any development plan policy. If the answer is 'no', the following three further tests will be applied:

- 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.

If the answer to any of these is 'yes' the proposed change cannot be regarded as non-material.

In this instance, it is considered that the proposed changes to the approved scheme are very minor changes that would not be material to any development management policies. The degree of change between the approved and current proposals are not considered to be significant in terms of their scale or character. A proposed bay window to the front elevation would instead be replaced by a porch in this proposal. Essentially, the front of the window would remain in the same place with a porch squared off, bringing the corners in line with the front of the window. This would remain a secondary feature, significantly set back from the main porch approved that projects further forward, and which would remain as originally proposed.

It is considered that the proposed change to the approved plans would have a neutral effect on the character of the property and a neutral effect on the visual amenity of the street scene of Broadlands.

Given the relationship between this detached property and other neighbouring dwellings, it is not considered that the proposals would have the potential to have any material 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

Drg No. 3A received 17/08/2021

Drg No. 4A received 17/08/2021

Drg No. 7A received 17/08/2021

Case officer: Chris Stanworth
Signed: Chris Stanworth
Date: 01/09/21

Authorised Signatory:
Date:

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