DELEGATED REPORT / CASE OFFICER'S ASSESSMENT

Ref No: ST/0656/23/NMA
Proposal: Application for a Non-Material Amendment in relation to approved Planning Application ref ST/0139/22/FUL to allow a change to the elevations of proposed house types
Location: Land North Of Boldon CE Primary School
North Road
Boldon Colliery
NE36 0QE

Site Visit Made: N/A

Description of the site and of the proposals

This application seeks approval for a non-material amendment of a previously approved scheme for the erection of 5 no. dwellings, which was permitted by way of planning application ref. ST/0139/22/FUL on 13/07/2023.

This application seeks to amend the approved scheme by altering the roof design to plots 1, 2, 3 and 4 (all of the same house type / design with handed variance), as detailed on Drg. no. BOL-NOR-A1-ZZ-DR-A-00000 rev I. The application seeks to amended the previously approved hipped roof design to a gable/pitched roof.

Amendments are also sought to plot 5, a single detached property and the only one of this type within the development. The changes sought include amending the position of openings – windows and doors to the side elevations, as detailed on Drg. no. BOL-NOR-C1-ZZ-DR-A-00101 rev M.

- Side elevation 1 would have window omitted at first floor level and the ground floor door would be repositioned more centrally within the elevation with and additional window located alongside.
- Side elevation 2 would omit a first floor window and relocate a further window more centrally along the elevation.

Drg. no. 003-01 rev G also includes a small variance in the proposed retaining wall height adjacent to plot no. 4, reducing this from 0.40m to 0.15m

Publicity / Consultations

None

Assessment

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

Section 96A of the Town and County Planning Act 1990 says *'In deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted.'*

No objections were raised to the original scheme (ref. ST/0139/22/FUL) in relation to the layout of the housing, the house types, external appearance / design or location of openings. The proposed amendments would not result in an alteration to the layout, but amendments to the external elevations and roofscape. The dwellings would remain as previously approved; the layout, size (number of bedrooms) and general design and external appearance.

The proposed amendments to plots 1- 4 through the introduction of a gable rather than hipped roof would alter the general appearance of the properties. However, the overall height of the dwellings would not differ and whilst the roof form would introduce greater elements of brickwork to the gable elevations, the design is not considered to be unacceptable. Within the wider context of the immediate area surrounding the site, there is a variance in house types, architectural design, and scale. As such it is not considered that the roof form proposed would be out of character to the general area.

It is considered that the proposed amendments to plot 5 through the variance in windows and door openings would be acceptable. The amendments would not introduce additional glazing or windows closer the neighbouring properties and as such would not result in additional overlooking or loss of privacy to that previously assessed.

Furthermore, the retaining wall structure variance would be negligible within the overall context of the development, where further retaining wall structures are required.

It is considered that the changes proposed, as described above and shown on the submitted drawings, would be non-material in the context of the previously approved scheme. Furthermore, is it not considered that the proposed changes would give rise to any injustice or injury to the amenity of any of surrounding properties (relative to the details already granted planning permission). In conclusion it is considered that the proposed changes would have no further impact upon the character and appearance of the surrounding area, or the residential amenity of neighbouring properties than the approved scheme. It is considered that the proposed changes would be non-material in the context of the overall proposal.

In view of the above, the request is considered to be acceptable, in this particular case, as the change would not materially alter the nature or description of the overall development granted planning permission. As this is not a new planning consent, it is not considered necessary to repeat the conditions.

Recommendation

Approve Non-Material Change

List of plans for standard note

Plan Reference

External Levels Drg No 003-01 Rev G received 08/09/2023

House Type A Plans and Elevations Plots 1 and 3 Drg No BOL-NOR-A1- ZZ-DR-A-00000 Rev I received 01/12/2023

House Type C Plans and Elevations Drg No BOL-NOR-C1- ZZ-DR-A-00101 Rev M received 08/09/2023

Drainage Layout Drg no. 002-01 Rev K received 01/12/2023

Case officer: Helen Lynch
Signed: HL
Date: 02/12/2023

Authorised Signatory: G.Horsman
Date: 14/12/2023

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