

Recommendation: **GRANT PERMISSION**

5.1 As detailed in paragraph 3.1 above, this application has been submitted under Section 96A of the Town and Country Planning Act which allows a local planning authority to

make a change to any planning permission if they are satisfied that the change is not material. The Government has advised that the requirements for design and access statements, publicity and consultation, and to take reasonable steps to identify unknown owners, would have applied to the original application if relevant. Therefore, those requirements do not apply to this type of application. The Government have advised that Local Planning Authorities must have regard to the effect of the change when determining where the proposal is a 'non-material' amendment.

5.2 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Appropriateness of design and impact on the character of the area
- (iii) Effect on neighbouring properties

(i) Principle of development

5.3 The application site is located within the defined urban area, therefore development is considered acceptable in principle subject to development control criteria.

(ii) Appropriateness of design and impact on the character of the area

5.4 It is considered that the proposed change in material from face brick to white painted render would be acceptable as the white painted render will be in-keeping with the surrounding properties, and would not alter the overall design.

(iii) Effect on neighbouring properties

5.5 The proposed change is relatively modest, and it is considered unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non material.

5.6 Notwithstanding the above, no letters of objection were received with respect to the original application APP/18/01176 from neighbours or consultees.

6 Conclusion

6.1 Overall, the proposed alteration from brickwork to white painted render is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/20/00165 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form - Received 21 February 2020

Confirmation of Colour of Paint to be used on the render - 18 March 2020

Reason: - To ensure provision of a satisfactory development.