

Recommendation: **GRANT PERMISSION**

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Planning Considerations

- 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. The principle of the development has been agreed in the previous permission.
- (ii) Appropriateness of design and impact on the character of the area
- 5.4 The proposed change in materials is from the originally approved Cs51 sage green to a CS51 silver grey. Overall the change in material is considered an improvement from the previous approved material and is considered to represent non material amendments are not considered to materially alter the overall design of the development.
- (iii) Effect on neighbouring properties
- 5.5 The proposal only changes the materials and windows/doors facing onto the playing field, it is therefore not considered that the amendments materially affect neighbouring properties and can therefore be considered as non-material.

6 Conclusion

- 6.1 The proposed alterations are considered to represent non-material amendments and permission can therefore be recommended.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/01119 subject to the following conditions

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

The materials to be used shall include C51 Silver Grey.

Reason: - To ensure provision of a satisfactory development.