



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.
- 5.4 The general principle of development was established by planning permission APP/15/01200. Relative to the previous scheme the current application seeks minor internal alterations to the approved end-of-terrace dwelling.
- (ii) Appropriateness of design and impact on the character of the area
- 5.5 As originally proposed the present application sought the addition of a mono-pitch external porch roof to the principle elevation of the approved dwelling. Following advice to the applicant that such an alteration would require planning permission this element was removed from the scheme, which now seeks internal alterations only.
- 5.6 The proposed internal alterations would not impact upon the external appearance or character of the property and, as such, would not impact upon the visual amenity of the street scene or locality.
- 5.7 The proposal would result in the subdivision of one reception room into two smaller reception rooms at ground floor level. No additional bedrooms would result from the proposed alterations. Consequently the alterations proposed would be considered non-material.
- (iii) Effect on neighbouring properties

- 5.8 The proposed changes would not lead to an adverse impact to neighbouring properties and can therefore be considered as non-material.

## **6 Conclusion**

- 6.1 Overall, the proposed alterations to the internal layout of the approved property are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

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## **7 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00092

(A) subject to the following conditions

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

1101 D - Proposed Floor and Roof Plans

**Reason:** - To ensure provision of a satisfactory development.