

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.
- (ii) Appropriateness of design and impact on the character of the area
- 5.4 The amended scheme would result in the width of the rear extension being increased by less than 1m, and the centralisation of the fenestration. Due to the location of the extension, it is not readily visible from the public domain. It is considered that it would be of an appropriate design and would not be harmful to the character of the area.
- (iii) Effect on neighbouring properties
- 5.5 The proposed alteration would increase the width of the western elevation of the rear extension. This will result in the western wall being sited within close proximity to the garage/workshop located on the western boundary line of the application site, and would not result in a loss of light or privacy to the property to the west. It is not considered that the alterations to the location of the fenestration would lead to an adverse impact on the neighbouring properties.

6 Conclusion

- 6.1 Overall, the proposed alterations to the rear extension are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/19/00106 subject to the following conditions

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

Proposed ground floor plan - PL01a

Proposed first floor plan - PL02a

Proposed elevations - PL03a

Site, block and location plans - PL04a

Reason: - To ensure provision of a satisfactory development.