

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 principle of development on this site was established by Planning Permission APP/17/00951. Relative to the previous permission the current application seeks the fitting of an exterior soil pipe to the rear elevation.

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

5.4 Owing to the position of the proposed soil pipe to the rear of the property the alteration would have no impact upon the visual amenity of the dwelling as visible within the street scene. The proposed pipe would not appear incongruous in context to the application property and would not have a significant or negative impact upon the character of appearance of the dwelling or wider locality relative to the previously approved scheme. The proposed alteration is therefore acceptable as a non-material change to permission APP/17/00951.

(iii) Effect on neighbouring properties

5.5 The proposed change is modest and 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 addition of an external soil pipe to the rear elevation of the previously approved extension 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/18/01307 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

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

Site and Location Plan

Photograph of Soil Pipe

Reason: - To ensure provision of a satisfactory development.