

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 new legislation which has been introduced to allow for applications for non-material changes to Planning Permissions. 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
 - (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 No letters of objection were received with respect to APP/17/00506 from neighbours or consultees.
- (ii) Appropriateness of design
- 5.5 The alterations to part of the rear roof to add two new rooflights to the southern elevation and the substitution of the glazed area to rear gable of extension with brick/blockwork and a boarded finish (as permitted under APP/17/00506) would not change the overall design and is not considered to be harmful in that respect.
- (iii) Effect on neighbouring properties
- 5.6 The proposed changes are relatively modest and it is considered they are unlikely to 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 part of the rear roof to add two new rooflights to the southern elevation and the substitution of the glazed area to rear gable of extension with brick/blockwork and a boarded finish are not considered to result in a material change to the extant planning permission and the change is recommended for approval.
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7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00996 subject to the following conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Proposed ground and first floor plans
Proposed elevations, roof and section plan
Reason: - To ensure provision of a satisfactory development.