

5 Planning Considerations

5.1 As detailed in paragraph 3.1 above, this application has been submitted under 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) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity

(i) Principle of development

The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

The proposal to change the materials will result in the extension being more in-keeping with the original dwelling and it is considered that this would not materially alter the overall design of the development.

(iii) Impact upon residential amenity

The proposed change is relatively modest and it is considered it is unlikely to lead to an adverse impact to neighbouring properties and can therefore be considered as non material.

8 Conclusion

8.1 Overall, the amendment to the proposed materials is not considered to result in a material change to the extant planning permission and the change is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00852 subject to the following condition

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

Existing and proposed elevations - received 04/08/17

Proposed extension - received 01/08/17

Reason: - To ensure provision of a satisfactory development.