

Recommendation: **GRANT PERMISSION**

- 1.1 The site is located on the southern side of Stakes Road and is occupied by a single storey semi detached bungalow.
- 1.2 The surrounding area is residential in character comprising a mix of bungalows and houses of varying styles and design.

APP/21/00666 - Front porch; single storey rear extension; loft conversion with front and rear dormers., PERM.04/08/2021

E1* (High quality design)

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 proposal is to amend an approved scheme under APP/21/00666 for a front porch, single storey rear extension, loft conversion with front and rear dormers.
- 5.5 It is proposed to replace a large window in the rear dormer to a Juliet balcony.
- 5.6 The proposal is not unlike other roof extensions which often feature Juliet balconies and, as such, is considered acceptable.
- 5.7 The design and appearance of the proposal is deemed appropriate in context to the main building and is therefore considered to be acceptable, meeting the requirements of Policy CS16 of the HBLP (Core strategy). It is considered that the scheme would not result in an adverse impact on the visual amenity of the locality.
- (iii) Effect on neighbouring properties
- 5.8 Government PPG states, inter alia, that a local planning authority can consult on this type of application if it chooses to do so. In this instance, as there could be a perception of increased overlooking as a result of increasing the rear opening in the dormer window, neighbour consultation was carried out, however, no representations have been made.
- 5.9 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 alteration is 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/22/00012 subject to the following conditions:

- 1 The development hereby permitted shall be begun before the 4th August 2024..
Reason: To comply with 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:

5122.21.1 REV D - EXISTING AND PROPOSED PLANS AND ELEVATIONS

5122.21.CC LOCATION PLAN

Reason: - To ensure provision of a satisfactory development.