

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/21/00150 with changes comprising the enlargement of the high level windows to the side (east) elevation as well as the enlargement of the roof lights. Both changes are judged to be minor alterations and acceptable in terms of visual impact on the host property and surrounding area.
- (iii) Effect on neighbouring properties
- 5.5 A flue has been shown in the plans located close to the boundary shared with no 21 on the flat roof of the single storey extension. The flue itself in this siting does not require planning permission and therefore has not been included in the description however Environmental Health have been consulted in this regard and have provided an informative which the applicant will need to be aware of. The side windows would still be set at high level, therefore would not result in any increase in overlooking.

6 Conclusion

- 6.1 Overall, the proposed alterations to the windows and rooflights are not considered to result in a material change to the extant planning permission and the changes are recommended for approval.
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7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00748 subject to the following conditions

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

Proposed floor and elevation plans uploaded on the 14.07.2021

Reason: To ensure provision of a satisfactory development.