

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. This application is a retrospective application.

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

5.4 This proposal seeks to alter APP/20/00016 with proposed changes including the removal of the door from the side elevation, removal of the two velux windows from the front elevation and the enlargement of bi-fold doors to the rear elevation at ground floor level following the removal of the previously proposed window. The proposed changes are not deemed to cause harm to the host property nor to the character of the area.

5.5 The changes proposed are not deemed to cause harm to the streetscene, with the hedging retaining screening from the road. 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

5.6 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 are not considered to result in a material change to the extant planning permission and the change/changes is/are recommended for approval.

7 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/21/00529

(A)

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

Revised elevation plan uploaded on the 26.05.2021

Proposed first floor plan uploaded on the 15.06.2021

Proposed ground floor plan uploaded on the 15.06.2021

Reason: - To ensure provision of a satisfactory development.