

Recommendation: **GRANT PERMISSION**

5 Statutory and Non Statutory Consultations

None

6 Community Involvement

Not applicable for type of application

7 Planning Considerations

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.

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 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. The scheme proposes changes to the single storey rear extension including a reduction in size and a replacement of a door and small window with one larger window which is matching to the existing. It is therefore considered that in principle the proposal is acceptable subject to the development control criteria below.

(ii) Impact upon the character of the area

The design concept of the extension and its impact on the character of the area is not significantly altered by the proposed changes to the size of the extension and installation of the window at single storey level and therefore the changes are considered to be minor in nature having a limited and acceptable impact only.

(iii) Impact upon residential amenity

In terms of the impact on neighbouring dwellings the reduction in size of the single storey element is considered to reduce the impact caused rather than contribute to any additional impact. The change of the windows and size will not overlook or increase the degree of overlooking to neighbouring dwellings which are set some distance away. Therefore the proposed changes can be considered as non material in this respect.

8 Conclusion

Overall, the amendments are not considered to result in a material change and approval is recommended.

9 RECOMMENDATION:

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01118 subject to the following conditions:-

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

Proposed Block and Location Plan: Drawing Reference THOM10

Proposed Block and Location Plan with Measurements: Drawing Reference THOM 08

Parking and Pipe Location Plan: Drawing Reference THOM 07

Existing and Proposed Ground Floor and Roof Plan: Drawing Reference THOM 01

Cross Section Plan: Drawing Reference THOM 03

Existing and Proposed Elevations Plan: Drawing Reference THOM 02

Reason: - To ensure provision of a satisfactory development.