

Recommendation: **GRANT PERMISSION**

Not applicable for type of application

## **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) Appropriateness of design
- (iii) Effect on neighbouring properties

### **(i) Principle of development**

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**

The proposed changes are modest in nature and with the exception of the metal flue will not be visible in the street scene. The changes are not considered to materially alter the form and character of development.

### **(iii) Effect on neighbouring properties**

- 5 The proposed changes are relatively modest (the flue is set off the boundary and located below ridge level, the dormer is reduced in size, the roofing material is acceptable ) and considered not to have an adverse impact on the neighbouring properties and can therefore be considered as non material.

## **6 Conclusion**

- 6.1 Overall, the amendments are not considered to result in a material change to the extant planning permission and the change is recommended for approval.

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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01148

subject to the following conditions

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

Proposed plans and elevations DRG 1053/2 received 4 November 2016

**Reason:** - To ensure provision of a satisfactory development.