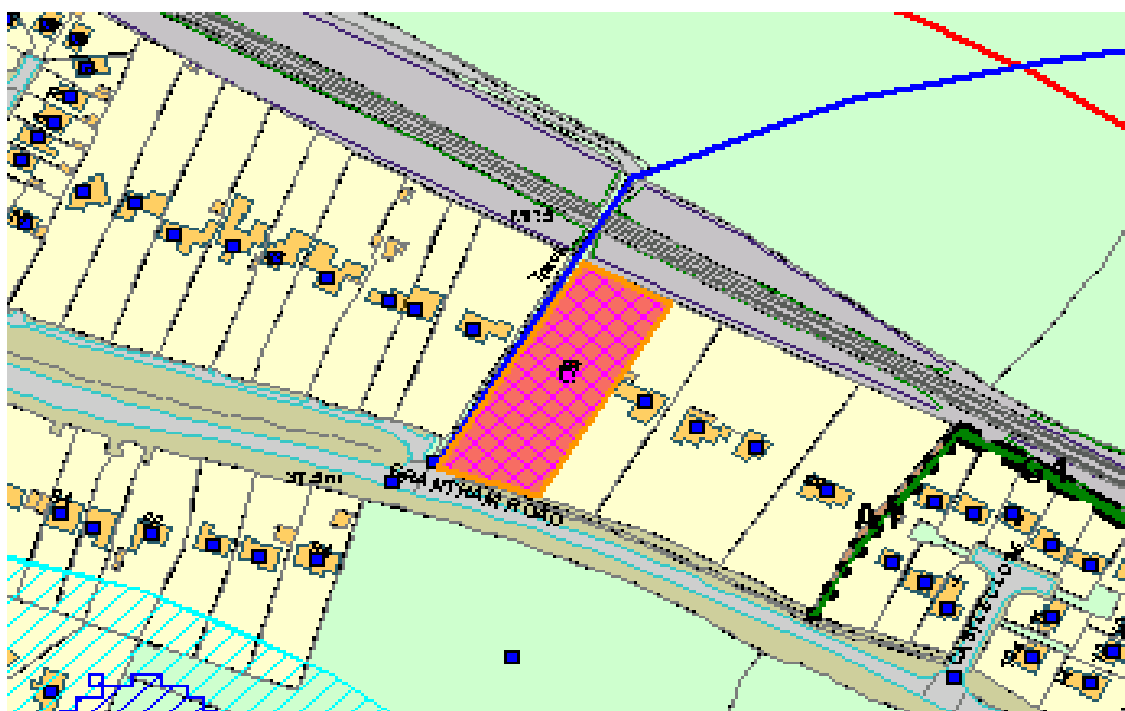


Reference: 16/00901/NONMAT
Date submitted: 28.11.2016
Applicant: Mr R Whiting
Location: Eastcote, 91 Grantham Road, Bottesford, NG13 0EG
Proposal: Alteration to dormers and insertion of lantern skylights and roof light to rear on plot 1 and roof light, lantern lights and dormer alterations on plot 2 (Proposed as Non-Material amendment of 15/00604/REM).



Proposal:-

This application seeks to establish whether amendments to the original scheme granted consent on for the erection of two detached dwellings on land adjacent to 91 Grantham Road, Bottesford can be considered ‘non material’.

A request has been received seeking to changes to the approved design of the approved scheme by the following on **plot 1 only**:-

- Changes in the design of the approved dormer windows
- Changed in the design of the lantern skylights
- Addition of a rooflight on the rear

The proposed changes are to be considered under the provisions of a Non-Material Amendment application as defined in section 96A of the Town and Country Planning Act 1990. Changes can only be agreed under this process if the proposed changes are non-material.

There is no statutory definition of ‘non-material’. This is because it is so dependent on the context of the overall scheme – what may be non-material in one context may be material in another. The Local Planning Authority must be satisfied that the amendment sought is non-material in order to grant an application under s.96A.

The only consideration is :-

- **Are the changes proposed ‘Non Material’?**

The application is required to be considered by the Planning Committee due to the level of public and member interest.

Relevant History:-

15/00035/OUT - Residential development of 2 No dwellings Approved

15/00604/REM - Approval of Reserved Matters Approved

15/00823/FUL - Application for New Vehicular Entrance Approved

15/00842/DIS – Discharge of conditions relating to ecology and levels Refused

15/00924/VAC – Variation of condition 2 (plans) Approved

16/00018/DIS - Discharge of condition 11 construction traffic/site traffic management plan - Approved

16/00114/FUL - New Garage for Plot 2 – Refused with appeal in progress

16/00421/VAC – Variation of condition 2 (plans) Approved

Consultations:

As an application under s.96A is not an application for planning permission, the General Development Procedure Order (GDPO) provisions relating to statutory consultation and publicity do not apply. Local Planning Authorities have discretion in whether and how they choose to inform other interested parties or seek their views.

Representations:

The non-material application is not a planning application and no public consultation is required . However ,due to the level of public interest in this proposal it is likely that there will be objections to the changes .Due to the history of the site these should be considered by committee. At the time of writing this report no comments had been received;there will be an update at the meeting.

It must be noted that the only matter for Members to consider is whether or not the amendments are material changes to the approved scheme. Comments or concerns about the number of changes which this scheme has been subject to ,or the merits of the changes which are proposed by this application ,can not be considered.

Conclusion

The non-material application process was introduced in 2010 to allow for a quick decision to be reached on amendments to approved plans so that development is not delayed. It is not a planning application and is to be read in conjunction with the original planning permission and the conditions imposed. The only consideration available to the Council is, are the changes non- material? If they are considered to be material then the application should be refused.

The fenestration changes to the design of plot one are considered to be suitable for a non-material application and accordingly should be approved. This is because these changes are minimal in scale and are barely discernible from public viewpoints . They only comprise minor amendments to approved dormers and rooflights and the addition of a new rooflight in the rear plane of the roof. There will be no significant impact on the overall design of the dwelling and it’s general appearance in the street.

In the event that the application is refused, the applicants are free to appeal this decision and/or to apply for planning permission for the changes they seek.

RECOMMENDATION:- Approve as Non Material Amendment to planning approval 15/00604/REM

Officer to contact: **Mr Glen Baker-Adams**

Date: **14th December 2016**