Expiry Date – 27.8

Development Control – Delegated Officer Report

Application Number: AWDM/0/19 Recommendation – Grant

Site: 17 Ullswater Road, Sompting

Proposal: Application for a non-material amendment to previously approved AWDM/0619/19. Amendment:- change of square bay window to east elevation to curved bay window.

Neighbours checked: N/A

Additional neighbour notifications: N/A

Site and Surroundings

This application relates to a detached bungalow on the west side of Ullswater Road where it approaches the bend in the road with Thirlmere Crescent. The bungalows are arranged to suit the curvature of the road with each set further forward of one another the further north into the road such that the site sits further forward than 15 and 19 is further forward than the site.

The bungalow has a fully hipped roof with a prominent front gable and a flat roofed front bay window. It has a lean to extension on the rear and a drive way on its north side. It is finished in light coloured brick with a tiled roof and upvc glazing. Its rear garden backs on to open land.

The site is not in a conservation area and is not listed. The bungalows either side are each of a different design as are those opposite. There are examples of roof alterations in the vicinity, particularly front dormers. Side dormers are not typical.

Proposal

Non-Material Amendment to approved ground floor side and rear extensions; roof extensions involving new gabled roof with higher ridge to include 1no. side dormer and roof light to north elevation, two roof lights to south elevation and Juliet balcony to west elevation.New roof to front bay and canopied entrance (permitted under AWDM/0169/19) . Amendment sought replace front square bay with a curved bay.

Relevant Planning History:

AWDM/0619/19 Ground floor side and rear extensions; roof extensions involving new gabled roof with higher ridge to include 1no. side dormer and roof light to north elevation, two roof lights to south elevation and Juliet balcony to west elevation. New roof to front bay and canopied entrance. Front garden to be laid to parking area with permeable materials. (Resubmission of AWDM/0023/18). Granted 21.6.19

Consultations: None

Representations: None undertaken.

Planning Assessment

A provision to provide a mechanism to make non-material amendments to planning permissions has been introduced via Section 190 of the Planning Act 2008, which inserts Section 96A into the Town and Country Planning Act 1990. Section 190 commenced on 1st October 2009. Section 96A allows a non-material amendment to be made to an existing planning permission via a new application procedure.

There is no statutory definition of 'non-material'. This is because it is so dependent on the context of a particular scheme, what may be non-material in one context may be material in another. In order to grant an application a LPA must be satisfied that the amendment sought is non-material.

In assessing an application for a non-material amendment the Government's National Planning Practice Guidance states that the LPA must have regard to the effect of the change, together with any previous changes made under s.96A.

They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As it is not an application for planning permission, s.38(6) of the Planning Act 2004 does not apply. However, the extent to which the proposed amendments comply with the relevant Development Plan policies is a material consideration.

Conclusion

Planning permission was granted in June of this year for ground floor side and rear extensions; roof extensions involving new gabled roof with higher ridge to include 1no. side dormer and roof light to north elevation, two roof lights to south elevation and Juliet balcony to west elevation. New roof to front bay and canopied entrance. Front garden to be laid to parking area with permeable materials.

This application for a non-material amendment proposes to replace the square front bay with a curved bay window.

It is considered that the proposed change will not result in any material harm to the neighbouring residential property or the character and appearance of the area in general.

Recommendation

Approve as the proposal will not materially change the proposal or its impacts.

New Plans

Drawing No: 19/03/1A – Extensions and Alterations, received 30.7.19
Drawing No: 19/03A - Extensions and Alterations, received 30.7.19

Old Plans

Drawing No: 19/03/1 – Extensions and Alterations, received 20.6.19
Drawing No: 19/03 - Extensions and Alterations, received 20.6.19

Is recommendation contrary to letter(s) of representation? N

Case Officer:	MOK	Date: 16.8.19
Authorised by:	Peter Barnett	Date: 16 August 2019