HUNTINGDONSHIRE DISTRICT COUNCIL

25/00856/NMA

OFFICER REPORT

Case No: **25/00856/NMA** **Non Material Amendment**

Proposal: **Non material amendment to 20/01258/HHFUL to alter the approved workshop doors, roof tiles and side elevations (partially retrospective)**

Location: **23 Biggin Lane Ramsey Huntingdon**

Applicant: **Mr Mark Knight**

Grid Ref: **528070 284633**

DESCRIPTION OF SITE AND APPLICATION

This application seeks to make a non-material amendment to the application reference 20/01258/HHFUL which granted permission for the erection of a detached garage/workshop/store within a residential garden.

This application seeks permission to make some minor amendments to the doors, roof material and fenestration.

RELEVANT PLANNING HISTORY

20/01258/HHFUL - Erection of detached garage/workshop/store (Approved)

CONSULTATIONS

N/A

REPRESENTATIONS

None received at the time of determination.

SUMMARY OF ISSUES

Section 96A of the Town and Country Planning Act allows a Local Planning Authority (LPA) to make a change to any planning permission if it is satisfied that the amendment proposed is non-material.

This power includes the power to impose new conditions and to remove or alter existing conditions.

These provisions have been introduced by the Government to provide a quick, formal method of dealing with small changes to approved schemes to give greater flexibility within the planning system.

Government guidance on non-material amendments is set out in the Planning Practice Guide; this advises that there is no statutory definition of 'non-material' because it will be dependent on the context of the overall scheme.

The proposed changes represent a minor alteration to the approved development under 20/01258/HHFUL and the overall impacts are considered to be low. A photograph has been

provided showing the altered position and scale of windows in the south elevation which is a very minor alteration. Proposed roof materials are in fact more in keeping with the surroundings (having regard to the proximity with the relatively recent addition of 34 Park Road which is read in conjunction with the building rather than the host dwelling). The impacts of the alteration of the doors given the setting is also considered neutral.

It should be noted that in reaching this conclusion, the LPA has given consideration to the points raised in the Officer Report at the time. Most notable is the reference to permitted development rights available by virtue of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) with Officers observing that the building did not constitute permitted development due to its relationship with the boundary. Whilst the scheme benefits from planning permission (and so permitted development is not wholly relevant), this is referenced as under the schedule and class referenced above, where works constitute permitted development, aside from scale, there is no regulation in terms of design or appearance of such buildings. Thus, a similar development could be undertaken with no prior engagement with the LPA. As such, the changes are considered acceptable.

In conclusion, it is considered that the proposed amendments are non-material to the approved development, the amendment can therefore be supported.

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CONTACT OFFICER:
Enquiries about this report to **Kevin Simpson**