HUNTINGDONSHIRE DISTRICT COUNCIL

24/01897/NMA

OFFICER REPORT

Case No: **24/01897/NMA** **Non Material Amendment**

Proposal: **Non-material amendment of 23/01010/FUL to change single storey roof same angle from hipped to duo pitch, add small porch to front door and add cladding to part of the elevations to the single storey element .**

Location: **1 Pond Close Pidley Huntingdon**

Applicant: **Mr Mark Hutchings**

Grid Ref: **532794 278107**

DESCRIPTION OF SITE AND APPLICATION

This application seeks to make a non-material amendment to the application reference 23/01010/FUL which granted permission for the construction of a detached two and a half storey dwelling with associated access.

This application seeks permission to make some minor amendments to the design and material finish of the dwelling.

RELEVANT PLANNING HISTORY

23/01010/FUL - Construction of a detached two and a half storey dwelling with associated access (Approved)

24/80025/COND - Discharge of conditions 3 (External Materials Schedule), 4 (Hard and Soft Landscaping), 5 (Cycle Storage Statement), 8 (Biodiversity Statement), 13 (Visibility Splays), 14 (Surface Water Drainage) for 23/01010/FUL.

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 23/01010/FUL and the overall impacts are considered to be low. These will not result in any negative impacts on residential amenity nor impact the character or appearance of the area given the clear variance within the streetscene.

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

If you would like a translation of this document, a large text version or an audio version, please contact us on 01480 388424 and we will try to accommodate your needs.

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