HUNTINGDONSHIRE DISTRICT COUNCIL

25/00914/NMA

OFFICER REPORT

Case No: **25/00914/NMA** **Non Material Amendment**

Proposal: **Non material amendment of 24/02296/HHFUL - window to be moved from the side elevation to the front leaving just a single door on the side elevation.**

Location: **190 Manor Gardens Cambridge Street St Neots**

Applicant: **Mr And Mrs Major**

Grid Ref: **519384 260302**

DESCRIPTION OF SITE AND APPLICATION

This application is for a non-material amendment to planning permission 24/02296/HHFUL for: Erection of ground floor rear/side extension

The applicant seeks amendments to:
window to be moved from the side elevation to the front leaving just a single door on the side elevation.

RELEVANT PLANNING HISTORY

24/02296/HHFUL - Erection of ground floor rear/side extension - Permission

CONSULTATIONS

None.

REPRESENTATIONS

None received at 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. 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.

The main issue for consideration is whether the proposed amendments can be treated as '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 proposals are considered to represent a non-material alteration to the approved development 24/02296/HHFUL. From reviewing the site and the approved plans and elevations, the new window to the front elevation would serve the utility room which would look out to the driveway to the front of the host dwelling and the driveway of the neighbouring site to the west. However, it is not considered that the addition of a ground floor window to the front of the elevation would add significantly to the overlooking already experienced. It is therefore considered that the relocation of the side window to the front elevation of the approved extension is acceptable.

It is considered that the proposed amendments are non-material to the approved development and can therefore be supported.

If you would like a translation of this document, a large text version of an audio version, please contact us on 01480 388388 and we will try to accommodate your needs.

CONTACT OFFICER:
Enquiries about this report to **Robyn Kerrigan**