OFFICER REPORT

Case No: 25/00664/NMA Non Material Amendment

Proposal: Non-material amendment of 22/01802/FUL to amend elevations

Location: Agricultural Buildings Old Manor Farm House Raveley Road

Applicant: Mr Jack Doyle

Grid Ref: 525568 281006

DESCRIPTION OF SITE AND APPLICATION

The application site known as (Manor Farm) is located on the south side of Raveley Road, close to its junction with Upwood Road/Huntingdon Road (C111) and is approximately 1.5km south of the village of Upwood.

Application number 22/01802/FUL granted permission for the replacement of agricultural barns with 5 dwellings.

This non-material amendment submission seeks to amend the approved elevations comprising adjustments to windows.

Approved drawings to be replaced: 1128-PL03G, 04F, 05G, 06G, 07G
Proposed drawings: AC/2024-10/WD19A, 22A, 24A, 25A, 27A, 28A, 30A
AC/2024-10/WD05C, 06, 09,11A, 12, 14A, 15, 17B, 18

RELEVANT PLANNING HISTORY

22/01802/FUL - Replacement of agricultural barns with 5 dwellings - Approved
23/80353/COND - Discharge of Conditions 13 (Access surfacing and wheel washing facilities), 18a (Contamination) and 21 (Archaeology) of 22/01802/FUL - Approved
24/80417/COND - Discharge of condition 18 parts A and B (Contamination) for 22/01802/FUL - Approved
25/80008/COND - Discharge of condition 6 (Hard and Soft Landscaping) of 22/01802/FUL - Approved
25/80056/COND - Discharge of Condition 4 (Window and Door Details) of 22/01802/FUL - Withdrawn
25/80043/COND - Discharge of Condition 3 (External Materials) for 22/01802/FUL - Withdrawn
25/80080/COND - Discharge of condition 18C (Contamination - C. Implementation of Approved Remediation Scheme) of 22/01802/FUL - Withdrawn
25/80057/COND - Discharge of conditions 12(Access Drainage) and 19 (Landscape and Ecological Management Plan) for 22/01802/FUL - Approved

CONSULTATIONS

None

REPRESENTATIONS

N/A

SUMMARY OF ISSUES

HUNTINGDONSHIRE DISTRICT COUNCIL

25/00664/NMA

Section 96A of the Town and Country Planning Act 1990 (as amended) 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. The main issue for consideration is whether the proposed amendment can be treated as 'non-material'.

Government guidance on non-material amendments is set out in the Planning Practice Guidance. This sets out that there is no statutory definition of 'non-material' because it will be dependent on the context of the overall scheme. An amendment that is non-material in one context may be material in another.

This non-material amendment application seeks to replace the previously approved elevations and floor plans for Plots 1, 2, 3, 4 and 5. The changes proposed as shown on the submitted floor plans and elevations are summarised as:

Plot 1 -
- Omission of windows
- Increased roof height to single storey side projection

Plot 2 -
- Alteration to window sizes and locations

Plot 3 -
- Omission of rooflights and relocation of rooflights
- Alteration to window sizes and locations

Plot 4 -
- Alteration to window sizes and locations

Plot 5 -
- Omission of rooflight
- Alteration to window sizes and locations
- Insertion of door to carport

It is not considered the proposed amendments to the elevations would not have any adverse impact on the design of the approved development. Furthermore, the interests of a third party or body who were informed of the original decision would not be disadvantaged. It is therefore considered that the proposed amendments can be agreed as non-material.

Section 96A (3) gives Local Planning Authorities the power to (a) to impose new conditions and (b) to remove or alter existing conditions. The proposed amendments seek to introduce first floor side facing windows to Plots 4 (west elevation) and 5 (east elevation) which would replace the 'openable horizontal timber ventilation panel' previously approved. These windows would serve bedrooms and would allow views between the two properties. These are not the primary windows serving the bedrooms as such it is considered necessary to condition that these windows are obscure glazed in the interests of neighbour amenity.

CONCLUSION

The proposed amendments to the elevations of the approved dwellings are considered non-material in the context of the overall scheme and accord with the provisions of Section 96A of the Town and Country Planning Act 1990 (as amended).

The decision only relates to the non-material amendment sought and this is not a reissue of the original planning permission which still stands. The two documents should be read together.

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

CONTACT OFFICER:

Enquiries about this report to **Lucy Pateman**