HUNTINGDONSHIRE DISTRICT COUNCIL

25/00267/NMA

OFFICER REPORT

Case No: **25/00267/NMA** **Non Material Amendment**

Proposal: **Non-material amendment of 23/02166/HHFUL to correct view for lantern 'roof light' on front and rear elevation**

Location: **25 St Peters Walk Yaxley Peterborough**

Applicant: **Mr Chris Searle**

Grid Ref: **518960 292595**

DESCRIPTION OF SITE AND APPLICATION

This application is for a non-material amendment to planning permission 23/02166/HHFUL for: side single storey side extension and replacing of the garage (part retrospective).

The applicant seeks amendments to:
Correct view for lantern ‘roof light’ on front and rear elevation.

RELEVANT PLANNING HISTORY

23/02166/HHFUL – Side single storey side extension and replacing of the garage (part retrospective) - 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.

Officers have reviewed the site and the approved plans and elevations and the proposed amendment would increase the height of the previously approved roof lantern from approx. 2.7 metres to approx. 3 metres. Therefore it is considered that the amendment to the roof light and therefore is not considered a minor amendment.

The proposed amendment goes beyond the provisions of Section 96A of the Town and Country Planning Act 1990 (as amended) and would not constitute a non-material amendment to the original planning permission approved under ref. 23/02166/HHFUL. Planning permission is therefore required.

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