HUNTINGDONSHIRE DISTRICT COUNCIL

26/01946/NMA

OFFICER REPORT

Case No: **26/01946/NMA** **Non Material Amendment**

Proposal: **Non Material Amendment of 26/00817/HHFUL to amend windows and doors**

Location: **10 Church Way Alconbury Weston Huntingdon**

Applicant: **Mr Graham Peck**

Grid Ref: **517946 276811**

DESCRIPTION OF SITE AND APPLICATION

The application site relates to 10 Church Way, a detached bungalow located in a residential area of Alconbury Weston. The site is immediately adjacent to the Alconbury Weston Conservation Area.

This application seeks to make non-material amendment to the application reference 26/00817/HHFUL which was granted planning permission in June 2026. This application proposes to amend windows and doors at the south rear and west side elevation as follows to improve internal arrangement:

1. At the West:

- Reposition west facing Kitchen window
- New west facing window to WC
- Existing West facing window in new Utility (currently Sitting Room) to have opening width reduced and modified to form opening for new door

2. At the South:

- New south facing window to kitchen
- Reposition south facing Kitchen French doors and change to sliding patio doors to match existing

Officers have scrutinised the plans and have familiarised themselves with the site and surrounding area.

PLANNING HISTORY

18/02687/HHFUL -Single storey rear bedroom extension- Approved
1300981FUL -Front porch- Approved
1200156FUL - Part demolition and erection of replacement and additional single storey extensions and alterations and addition of front canopy roof over existing porch - Approved
26/00817/HHFUL-Erection of single storey side/rear extension- Approved

CONSULTATIONS

N/A

REPRESENTATIONS

N/A

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'

Regarding the NMA proposal at the west side elevation, proposed changes will maintain established sightlines while improving light conditions and ventilation. Because the new openings (the door and window to the bathroom) are on the ground floor, any potential overlooking issues are mitigated by the 6m gap to the west boundary where fence screening will block direct lines of sight. It is noted that the door at the west elevation leads to a utility room and therefore will increase movement at this flank, however it is expected to be minor with any noise disturbance being buffered by the more than 20m separation distance with neighbouring property at No4. Overall, proposed changes are not considered to result in any detrimental impact on the existing property or the street scene of Church Way and would not adversely impact the character and appearance of the adjacent Conservation Area.

Regarding the NMA proposal at the south rear elevation, proposed changes will mirror the existing outlook into the large landscaped garden while improving light conditions and facilitating access to the patio. As above, proposed changes are not considered to result in any detrimental impact on the existing property or the street scene of Church Way and would not adversely impact the character and appearance of the adjacent Conservation Area.

Accordingly, the proposed change to revise the windows and doors at the west and south elevation is considered to represent a minor alteration to the approved development 26/00817/HHFUL. It is considered that the proposed amendment is non-material to the approved development and can therefore be supported.

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CONTACT OFFICER:
Enquiries about this report to **Maria Guerra-Martin**