HUNTINGDONSHIRE DISTRICT COUNCIL

25/01087/NMA

OFFICER REPORT

Case No: **25/01087/NMA** **Non Material Amendment**

Proposal: **Non-material amendment of 24/00394/FUL to amend Plot 5 floor plan and elevations**

Location: **Agricultural Building 15 Church Lane Covington**

Applicant: **Brindlebay Ltd**

Grid Ref: **505457 270975**

DESCRIPTION OF SITE AND APPLICATION

This application is for a non-material amendment to planning permission 24/00394/FUL for: Demolition of agricultural buildings and erection of 5 dwellings including 3 lifetime homes with associated access, parking and landscaping.

The applicant seeks amendments to:
Plot 5 floor plan and elevations
Approved Drawing - 22-1751 A1.05 Rev 1
Proposed Drawing - 22-1751 A1.05 Rev C2

The summary of changes proposed are as follows:-

Elevation 1 - New downpipe, chimney omitted
Elevation 2 - Patio doors moved. Insertion of 2 pane window to serve utility and removal of 2 pane window adjacent to porch.
Elevation 4 - insertion of patio doors following reposition of lounge. 2 pane window repositioned. Chimney omitted. Wood burner flue added.
Elevation 5 - Openings removed. Chimney omitted
Elevation 6 - Patio doors repositioned. Insertion of additional 2 pane window. Removal of door and wall to plant and garden store. Chimney omitted. Wood burner flue added.

RELEVANT PLANNING HISTORY

24/00394/FUL - Demolition of agricultural buildings and erection of 5 dwellings including 3 lifetime homes with associated access, parking and landscaping - Permission

23/01687/FUL - Demolition of existing agricultural buildings and erection of five dwellings, including three Lifetime Homes, with associated access, parking and landscaping - Withdrawn.

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'.

The proposals are considered to represent a non-material alteration to the approved development (23/00394/FUL). From reviewing the site and the approved plans and elevations, it is considered that the window/door alterations, removal of chimney stack and insertion of wood burner flue are all acceptable. It is not considered the proposed amendments to the elevations of plot 5 would not have any adverse impact on the design of the approved development. Furthermore, there are no residential amenity issues to neighbouring properties caused by the alterations.

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

*Conclusion

The proposed amendments to the floor plan and elevations of plot 5 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 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 **Jennifer Wallis**