OFFICER REPORT

Case No: **24/02091/NMA** **Non Material Amendment**

Proposal: **Non-material amendment of 21/02690/REM to amend the schedule of accommodation specific to housetype EE's floor area and adjustment to footprint shown on site layout**

Location: **Land Between 4 And 10 Station Road Bluntisham**

Applicant: **Accent Housing Ltd**

Grid Ref: **536603 274384**

DESCRIPTION OF SITE AND APPLICATION

This application relates to approximately 1.3 hectares of land located to the northern side of Station Road on the western edge of the built-up area of Bluntisham.

This non-material amendment application relates to application number 21/02690/REM for the details of access, appearance, landscaping, layout and scale in respect of the residential element only of the approved scheme.

This application seeks permission to make an amendment to the plans approved under planning permission 21/02690/REM. The following amendments are proposed under this non-material amendment application:
*Amendment to the Schedule of Accommodation specific only to Housetype EE's floor area
*Amendment to Housetype EE footprint shown on the Proposed Site Layout

Approved plans: 20024 0102-P24 Proposed Site Layout and 20024 0216-P05 EE Floor Plans and Elevations

New/proposed plans: 20024 0102-P25 Proposed Site Layout and BLU-SGH-PD-EE-FPEL-001-P01 - Housetype EE M4[2] Plans and Elevations

RELEVANT PLANNING HISTORY

The site has been subject to various planning applications. Relevant planning application are listed below:

24/01717/NMA - Non-material amendment of 21/02690/REM to amend schedule of accommodation (housetype EE's floor area so that the housetype drawing, schedule of accommodation and footprint shown on site layout are alligned) - Refused

Officer note: This application was refused on the following grounds - "The proposed development goes beyond the provisions of Section 96A of the Town and Country Planning Act 1990 (as amended) and would result in a development with a materially different layout in relation to existing properties adjacent the site when compared to the approved scheme granted planning permission under ref. 21/02690/REM. As such, the proposal is not considered to be non-material and will require an application for planning permission."

The key concerns were the amended red line site boundary and loss of open space which have been removed from the current NMA. There was also concern that plot 20 and 21 would be sited

further south by 5m towards adjacent neighbours No. 10 and 20a Station Road, however the site layout submitted with the current NMA has clarified that the units would be approx. 0.8 metres closer to the southern boundary.

24/80277/COND- Discharge of conditions 2 II (Material Details) and 3 IV (Architectural Details) of 21/02690/REM- Condition Discharged 24.09.2024
24/80204/COND- Discharge of Condition 12 (Street Management and Maintenance) for 21/02690/REM- Condition Discharged 23.07.2024
24/80191/COND- Discharge of Condition 17 of 21/02690/REM (Ecological Enhancement Plan).- Condition Discharged 30.07.2024
24/80130/COND- Discharge of Condition 18 (Lighting) for 21/02690/REM- Condition Discharged 16.05.2024
24/80091/COND- Discharge of Condition 11 (Car Port Details) for 21/02690/REM- Condition Discharged 18.04.2024
24/80033/COND- Discharge of Condition 2 (Material Details) and 3 (Architectural Details) for 21/02690/REM-Condition Discharged 24.04.2024
23/80481/COND- Discharge of Condition 9 (Bin and Cycle Storage) of 21/02690/REM.-Conditions Discharged 05.02.2024
21/02690/REM- Details of access, appearance, landscaping, layout and scale in respect of the residential element only of the approved scheme.- Details Acceptable 31.03.2023
17/01015/OUT- Proposed residential and commercial development (up to 26 dwellings and 4 commercial units) - Permitted 13.05.2019

CONSULTATIONS
None

REPRESENTATIONS
N/A

SUMMARY OF ISSUES
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.

The key differences between the approved plans under 21/02690/REM and the proposed plans submitted under this NMA are:
*Increased footprint of plots 20 and 21 by approximately 4m2

It is not considered that the proposed amendment to House Type EE would materially alter the scheme as approved and that the overall design and appearance of the approved dwellings would remain as originally approved. The increase in footprint of plots 20 and 21 results in the units being approx. 0.8 metres closer to the southern boundary. The separation distance to 20A Station Road to the east would be a minimum of 10.5 metres compared to the original approval which was 10.8 metres. The separation distance to the rear of 10 Station Road would be 36.6 compared to the original scheme which was 37.2 metres. It is not considered that the marginal increase in foot print and siting of the plots would materially change the relationship between the approved dwellings and the neighbouring properties. The external dimensions and positioning of the approved bungalows would remain as previously approved.

It is not considered that the proposed amendments would have a detrimental impact visually or in terms of living conditions of neighbouring properties. Furthermore, the interests of a third party or body who were informed of the original decision would not be disadvantaged given the minor changes to the footprint of plot 20 and 21. It is therefore considered that the proposed amendments can be agreed as non-material.

*Conclusion
The proposed amendments are considered non-material in the context of the overall scheme and accords 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.

CONTACT OFFICER:
Enquiries about this report to **Lucy Pateman**