OFFICER REPORT

Case No: 25/00301/NMA Non Material Amendment

Proposal: Non material amendment of 24/01540/HHFUL to change the roof design to porch.

Location: 4 Ravensdale Stilton Peterborough

Applicant: Mr & Mrs Simper

Grid Ref: 515838 289096

DESCRIPTION OF SITE AND APPLICATION

This application is for a non-material amendment to planning permission 24/01540/HHFUL for: Construction of new entrance porch.

The applicant seeks amendments to:
change the roof design to porch.

RELEVANT PLANNING HISTORY

24/01540/HHFUL - Construction of new entrance porch - 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'.

The proposals are considered to represent a non-material alteration to the approved development (24/01540/HHFUL). From reviewing the site and the approved plans and elevations, it is considered that the addition of a pitched roof design to the entrance porch, instead of a mono-pitched roof is acceptable. There are no residential amenity issues to neighbouring properties caused by this addition.

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

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