HUNTINGDONSHIRE DISTRICT COUNCIL

24/01956/NMA

OFFICER REPORT

Case No: **24/01956/NMA** **Non Material Amendment**

Proposal: **Non-material amendment to 23/01399/HHFUL to change the front door design, as the design is more practical, and add a velux window to the roof since having additional light would be an advantage.**

Location: **22 Church End Hilton Huntingdon**

Applicant: **Mrs Rebekah Morris**

Grid Ref: **528858 265906**

DESCRIPTION OF SITE AND APPLICATION

This application is for a non-material amendment to planning permission 23/01399/HHFUL for: The erection of a single storey front extension and changes to the fenestration

The applicant seeks amendments to:
change the front door design, as the design is more practical, and add a velux window to the roof since having additional light would be an advantage.

PLANNING HISTORY

23/01399/HHFUL - Erection of a single storey front extension and changes to the fenestration - 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 (23/01399/HHFUL). From reviewing the site and the approved plans and elevations, it is considered that the addition of a third rooflight into the roof over the entrance lobby, to provide natural light and the re-designing of the front door 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**