

DELEGATED REPORT

Application No: P/23/0201

Site Address: Llyswen
Mount View
Mountain Hare
Merthyr Tydfil
CF47 0UX

Development: Non material amendment to planning permission P/23/0109 to insert doors in front and rear elevations

Case Officer: Rebecca Owens

Application Expiry Date: 26th October 2023

Consultation reply date expired:

APPLICATION SITE

The application relates to a detached dwelling (bungalow) located within the settlement boundaries. The site is bound by a highway to the front, other dwellings to the sides and undeveloped land to the rear.

PROPOSED DEVELOPMENT

This is an application for a non-material amendment to a recently approved planning application for the demolition of an existing garage and the erection of a single storey extension (Planning Reference: P/23/0109). The application seeks permission retain doorways inserted into the front and rear elevations of the extension to provide additional fire escapes.

PLANNING HISTORY

The relevant planning history is detailed below:

P/23/0109	Demolition of existing garage, and erection of single storey extension Granted planning permission subject to conditions on 19 June 2023
P/02/0203	Erection of single storey extension Granted planning permission subject to conditions on 23 June 2006

CONSULTATION

No consultation exercise was undertaken.

PUBLICITY

No publicity exercise was undertaken.

POLICY CONTEXT

National Development Framework

Future Wales: the National Plan 2040 (February 2021) sets out a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

National Planning Policies

Planning Policy Wales (Edition 11, February 2021)

Local Planning Policies

Policy SW11: Sustainable design and place making of the Merthyr Tydfil County Borough Council Replacement Local Development Plan 2016-2031 is relevant to the determination of this planning application. Furthermore, the application will be determined having regard to the advice contained within Supplementary Planning Guidance Note 6, A Design Guide for Householder Development.

Welsh Government Planning Guidance: Approving Non-material Amendments to an Existing Planning Permission (July 2014)

The guidance advises that a non-material amendment will depend on factors such as the context of the overall scheme, the amendments being sought to the original planning permission, the specific circumstances of the site and the surrounding area, which will vary from one application to another.

In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. The guidance also identifies four tests, which local planning authorities may wish to consider when assessing and determining whether a proposed change would qualify as a non-material amendment. These are as follows:

- is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,
- would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- would the interests of any third party or body be disadvantaged in planning terms; or,
- would the proposed change conflict with national or development plan policies?

These four tests have been used in the determination of this application, as set out below.

REASONS FOR REACHING THE RECOMMENDATION

Section 96a of the Town and Country Planning Act 1990 provides the mechanism to approve non-material amendments to an existing planning permission.

Main issues:

The main issue in determining this application is whether or not the insertion of doors into the extension constitutes a non-material amendment to the development approved under

application reference P/23/0109. In this respect, the main considerations are the impact of the change on the character of the property and both visual and residential amenity.

The doors have resulted in a minor alteration to the front and rear elevations of the extension which have not significantly altered the appearance of the development. Moreover, they have had no additional impact on the amenities of neighbouring occupants. Accordingly, the alteration is not deemed harmful to the character of the dwelling, the visual amenities of the streetscene or residential amenity. The revised scheme would therefore be acceptable and remain in accord with Policy SW11 of the Replacement LDP.

Other Considerations:

The following have been taken into account in considering the application and in reaching the recommendation set out below.

1. There are no conditions on the existing planning permission that would prevent the proposed change.
2. There have not been any previous non-material amendments to the originally approved scheme (P/23/0109).
3. Whilst one representations was received following the original publicity exercise the insertion of the doors would not impact on the concerns raised within it.

CONCLUSION

In conclusion, the proposed amendment is considered to be acceptable and would constitute a non-material amendment to the originally approved scheme. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED

CONDITIONS:

None.

RECOMMENDATION ENDORSED



 Director of Neighbourhood Services

DATE: 06/09/2023