

DELEGATED REPORT

Application No: P/20/0207

Site Address: 13 Harlech Drive
Castle Park
Swansea Road
Merthyr Tydfil
CF48 1JU

Development: Non material amendment to planning permission P/19/0121 to provide additional window to front elevation of extension

Case Officer: Rebecca Owens

Application Expiry Date: 30th October 2020

APPLICATION SITE

The application relates to a detached dwelling located in a mainly residential area within the settlement boundary. The site is bounded by highways to the front and rear and other residential dwellings on either side.

PROPOSED DEVELOPMENT

This is an application for a non-material amendment to a recently approved planning application for the erection of a single storey side extension (P/19/0121). The application seeks permission to insert an additional window into the front elevation of the extension which would be positioned adjacent to the garage door.

PLANNING HISTORY

The relevant planning history is detailed below:

- P/19/0297 Non material amendment to planning permission P/19/0121 to amend roof pitch and finish of side extension and raise sill level of existing first floor side window and install new window in its place
Approved on 25 November 2019
- P/19/0121 Erection of single storey side extension
Granted planning permission subject to conditions on 11 June 2019
- P/19/0062 Erection of two storey side extension
Granted planning permission subject to conditions on 18 April 2019

CONSULTATION

No consultation exercise was undertaken.

PUBLICITY

No publicity exercise was undertaken.

POLICY CONTEXT

Local Policies

The Local Development Plan policies identified during the consideration of the existing planning permission have recently been replaced by the Merthyr Tydfil County Borough Council Replacement Local Development Plans 2016 – 2031. The extension has already been considered and found to be acceptable, as such the main policy which would now be relevant to the assessment and determination of this non-material amendment is SW11: Sustainable Design and Placemaking. The development with the proposed amendments would comply with this policy.

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 proposed change to the extension constitutes a non-material amendment to the development approved under application reference P/19/0121. In this respect, the main considerations are the impact of the change on the design and appearance of the extension and the impact of the change on the residential amenities of neighbouring occupants.

No concerns are raised in terms of character or visual amenity. The proposal would result in a minor alteration to the front elevation, which would not substantially alter the appearance of the extension or fundamentally alter its design. Similarly, it is not considered that the insertion of the proposed window would have a significantly different impact on the character and visual amenities of the dwelling itself or the area in general. The revised scheme would therefore be acceptable in this respect.

Similarly, the proposed window would not have any greater impact on the neighbouring occupants. It would be positioned within the front elevation looking towards the front garden and adjacent highway. As such, the amended scheme would not be detrimental to residential amenities.

The revised scheme would therefore be acceptable in terms of both visual and residential amenity and thus 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. Whilst there has been a previous non-material amendment to the originally approved scheme (P/19/0297), it is not considered that cumulatively, the changes would amount to a significant alteration to the original proposal.
3. No representations were received following the original publicity exercise.

CONCLUSION

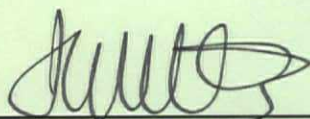
In conclusion, the proposed amendment is considered to be acceptable and would constitute a non-material amendment to the originally approved scheme. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED

CONDITIONS/REASONS:

None.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

14/9/20