

DELEGATED REPORT

Application No: P/22/0163

Site Address: Dowlais Primary School - Junior Department
High Street Caeharris
Dowlais
Merthyr Tydfil
CF48 3HB

Development: Non-material amendment to planning permission P/21/0352 to raise pitch of roof from 15 to 20 degrees an change of cover from membrane cover to slate tiles

Case Officer: Caroline Pulley

Site Visit:

Application Expiry Date: 18th August 2022

Consultation reply date expired:

APPLICATION DETAILS & PLANNING HISTORY

This is an application for a non-material amendment to an existing planning permission for the construction of a single storey building to provide a child care facilities at the back wall of the school. The original application was approved under application P/21/0352.

The current proposed amendment seeks to alter the buildings roof by raising its pitch from 15 to 20 degrees and changing its covering from membrane to slate. As a result, the height of the roof would be increased from 4.3m to 4.7m (representing an increase of 0.5m to the overall height of the building).

The existing planning permission has not been the subject of a previous application for a non-material amendment.

SITE APPRAISAL

A full site appraisal was carried out at the time the existing planning permission was determined and it is considered that there are no changes that are relevant to the proposed amendment.

PUBLICITY & CONSULTATION

This is an application under Section 96a of the Town and Country Planning Act 1990 and the existing provisions relating to statutory consultation and publicity for planning applications do not therefore apply.

Welsh Government guidance on such applications, is that it is not expected that consultation or publicity will be necessary in the majority of cases.

POLICY CONTEXT

The Local Development Plan and national planning policies identified during the consideration of the existing planning permission remain relevant in the assessment and determination of this non-material amendment application.

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 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 changes would constitute a non-material amendment to the development approved under application reference P/21/0352.

As mentioned earlier, the proposal seeks to raise the pitch of the approved building by 5 degrees. As a result, the height of the building would be increased by 0.5m and a slate covering would be provided in lieu of the approved membrane finish. Although it is noted that the proposed amendment would increase the height of the approved building, neighbouring properties are located away from the development and as such, the interests of any third party or body would not be disadvantaged as a result of this proposal. Overall, it is considered that the scale and nature of the proposed changes would not be great enough to cause an impact different to that caused by the approved scheme.

Other Considerations:

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

1. Conditions on the existing permission

Condition 3 requires details and/or samples of the materials to be used in the construction of the external surfaces to be submitted and approved in writing by the local planning

authority. This condition would remain relevant and it is noted that details of the external materials are being considered separately under application P/22/0164.

2. Previous Non-material Amendments

The existing planning permission has not been the subject of any previous applications for non-material amendments.

3. Previous Publicity / Consultation Responses

The existing planning permission was not the subject of any previous publicity / consultation responses that relate to the proposed changes.

Conclusion

Taking into account the assessment and any other considerations identified above, it has been concluded that the proposed development is considered acceptable as a non-material amendment to the existing planning permission.

RECOMMENDATION: BE APPROVED

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

1/7/22