

DELEGATED REPORT

Application No: P/21/0329

Site Address: 11 Shirley Drive
Heolgerrig
Merthyr Tydfil
CF48 1SE

Development: Non material amendment to planning permission
P/20/0236

Case Officer: Rebecca Owens

Application Expiry Date: 15th November 2021

Consultation reply date expired:

APPLICATION SITE

The application relates to a semi-detached bungalow with dormer roof additions providing living accommodation within the roof space. The site is located in a mainly residential area and is within the settlement boundary. The site is bound by a highway to the front, other dwellings on either side 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 extension of front and rear dormers (P/20/0236). The application seeks permission to change the external elevational finish of the dormers from the approved render to cedar cladding. In addition to the extended sections of the dormers subject to this application, the cedar cladding would also cover the existing dormers to create a uniform appearance.

PLANNING HISTORY

The relevant planning history is detailed below:

P/20/0236 Extend front and rear dormers
Granted planning permission subject to conditions on 18 November 2020

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)

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.

Local Policies

Policies SW11: Sustainable design and place making and CW1: The historic environment 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.

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 material finishes constitute a non-material amendment to the development approved under application reference P/20/0236. In this respect, the main considerations are the impact of the change on the design and appearance of the scheme and thus the character of the dwelling and visual amenity of the wider area.

In terms of design and appearance, the proposed amendment to the dormers' external finish is considered to be a relatively minor alteration, which would not fundamentally alter the design of the scheme as a whole. The use of cedar cladding as an external finish is visible in the area with another property within the streetscene featuring front dormers utilising this material. As such, it is considered to be a suitable alternative which although would not match the finishes of the dwelling, would complement these. It would also not appear out of place within the streetscene or harm the character of the area. The revised scheme would therefore be acceptable in terms of visual amenity and thus in accord with Policies SW11 and CW1 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/20/0236).
3. No representations were received following the original publicity exercise.

CONCLUSION

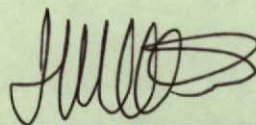
In conclusion, the proposed amendment is considered to be acceptable and would constitute a non-material amendment to the originally approved scheme. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED

CONDITIONS/REASONS:

None.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

27/9/21