

DELEGATED REPORT

Application No: P/19/0298

Site Address: 9 High Street
Caeharris
Dowlais
Merthyr Tydfil
CF48 3HB

Development: Non material amendment to planning permission P/18/0369 to reduce depth of extension and alter door position

Case Officer: Rebecca Owens

Application Expiry Date: 15th January 2020

APPLICATION SITE

The application relates to an end of terrace dwelling located in a mixed use area characterised by residential, retail and commercial uses. The site is bounded by a highway to the south, a lane to the east, a playground to the north and another residential dwelling to the west.

PROPOSED DEVELOPMENT

This is an application for a non-material amendment to a recently approved planning application for the erection of a single storey rear extension (P/18/0369). The application seeks permission to reduce the depth of the extension by 0.8m from 6m to 5.2m. This would also result in an alteration to the position of the door way within the eastern facing elevation and a reduction in this elevation's window sizes.

PLANNING HISTORY

The relevant planning history is detailed below:

P/18/0369 Erection of single storey rear extension
Granted planning permission subject to conditions on 2 January 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 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 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 changes to the extension constitute a non-material amendment to the development approved under application reference P/18/0369. In this respect the main considerations are the impact of the changes on the design and appearance of the extension and the impact of the changes 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 depth of the extension with the width, roof pitch and height remaining unchanged. It is acknowledged that the reduced depth would also result in minor changes to the doorway and fenestration within the eastern elevation. However, these changes and the reduction in depth would not substantially alter the appearance of the extension or fundamentally alter its design. The revised scheme would therefore be acceptable in terms of visual amenity.

Similarly, the proposed changes would not have a significantly greater impact on the neighbouring occupants. Whilst the extension would be erected almost hard on the boundary with the adjoining dwelling known as 8 High Street, the height of the extension would remain unchanged and the reduction in depth would have a lesser impact than the approved scheme. Similarly, the alterations to the eastern elevation would have no additional impact. 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 remains in accord with Policy BW7 of the LDP and the relevant SPG.

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.
3. No representations were received following the original publicity exercise.

CONCLUSION

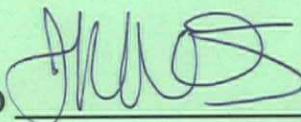
In conclusion, the proposed amendments are considered to be acceptable and would constitute non-material amendments to the originally approved scheme. Accordingly, the following recommendation is made:

RECOMMENDATION: BE APPROVED

CONDITIONS/REASONS:

None.

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

25/11/19