

DELEGATED REPORT

Application No: P/21/0185

Site Address: 8 Russell Street
Dowlais
Merthyr Tydfil
CF48 3BG

Development: Non material amendment to planning permission P/21/0025 to reduce the size of the approved extension

Case Officer: Caroline Pulley

Site Visit:

Application Expiry Date: 16th July 2021

Consultation reply date expired:

APPLICATION DETAILS & PLANNING HISTORY

This is an application for a non-material amendment to an existing planning permission for a two-storey rear extension approved under application reference P/21/0025.

The proposed amendment seeks to reduce the size of the approved extension to overcome a drainage issue raised by Welsh Water. The change would result in the right hand side of the two-storey extension being stepped back from the rear wall by 1.7m. As a result, the positioning and size of some of the windows in the rear elevation have also been altered to reflect the revised footprint and layout. Internally, the extension would accommodate a single bedroom and a bathroom. This differs from the approved scheme, which proposed to accommodate two bedrooms.

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 change would constitute a non-material amendment to the development approved under application reference P/21/0025.

In this instance, the proposal seeks to reduce the size of the approved extension. While such changes would alter the appearance of the extension, the changes would not materially alter the nature of the scheme nor would they prejudice the interests of any third party or body. While it is noted that the roof of the extension would be altered, the profile of the roof would be of a similar nature to the development that has been approved. When viewed from the rear, the extension would not appear substantially different and due to its reduced size, it would not give rise to any additional overshadowing or overbearing impact.

Accordingly, 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. Also, given the nature of the amendments being sought, it is not considered that the interests of any third party or body would be disadvantaged as a result of this proposal.

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

There are no conditions on the existing planning permission that would prevent the proposed change.

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

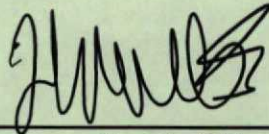
The existing planning permission was not the subject of any previous publicity / consultation responses that relate to the proposed changes.

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:

22/06/21