

DELEGATED REPORT

Application No: P/21/0030

Site Address: Land Adjacent To 6 Criccieth Grove
Castle Park
Swansea Road
Merthyr Tydfil

Development: Non-material amendment to planning permission P/20/0130 to change window and door openings, re-arrange internal layout and install soldier courses to sills and heads

Case Officer: Caroline Pulley

Site Visit:

Application Expiry Date: 29th March 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 new dwelling approved under application reference P/20/0130.

The current proposed amendment seeks to reconfigure the internal layout of the dwelling, alter the ground floor rear fenestration, remove a side entrance door and incorporate soldier courses to the sills and heads of the window and door openings.

Internally, it is proposed that the kitchen / dining area would be flipped so that the kitchen lies on the left hand side of the property (approved plan shows the kitchen on the right hand side of the rear elevation). Additionally, the submitted plan shows the utility room being omitted from the scheme and minor changes being made to the layout and size of the downstairs toilet, the position of the stairs and the arrangement of the living room. Upstairs, the plans indicate some minor alterations to the layout of the proposed bedrooms (i.e. bedroom 4 incorporates a separate wardrobe area/room and the size of bedroom 1 and 3 has been amended slightly to allow for fitted wardrobes).

Externally, the side entrance door originally proposed along the northern side elevation of the dwelling has been omitted and window and bi-fold door serving the kitchen/diner has been amended. Soldier courses have also been incorporated to the sills and heads of the windows and doors.

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/20/0130.

In this instance, the changes proposed to the internal layout of the dwelling would not materially alter the nature of the scheme nor would the changes prejudice the interests of any third party or body. The overall internal layout of the dwelling would remain unchanged and most importantly, there are fundamental changes to the layout or position of the upstairs bathrooms or bedrooms. While acknowledging that the changes to the

internal layout of the dwelling results in an amendment to the position of the ground floor rear facing kitchen window and dining room doors, this change would represent a relatively minor alteration to the original approved scheme. The overlooking impact arising from this amendment has been considered. However, given that the openings are at ground floor level and are of a similar position to the openings indicated on the approved plan, it is not considered that the interests of neighbouring residents would be prejudiced.

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

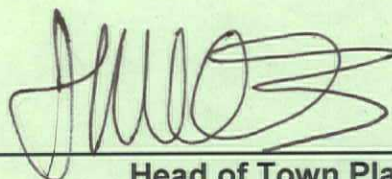
The existing planning permission was not the subject of any previous publicity / consultation responses that relate to the proposed changes.

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:

18/3/21