

DELEGATED REPORT

Application No: P/19/0291

Site Address: Wilko
St Tydfil Shopping Centre
Merthyr Tydfil
CF47 8EG

Development: Application for non material amendment to planning application P/18/0355 to alter the external staircase configuration

Case Officer: Caroline Pulley

Site Visit:

Application Expiry Date: 6th January 2020

Consultation reply date expired:

SITE NOTES:

APPLICATION DETAILS & PLANNING HISTORY

This application seeks to make a non-material amendment to planning permission P/18/0355 which was granted in December 2018 for a roller shutter door, a rear external staircase and an associated fire escape door. The amendment proposed as part of this application relates purely to a change to the siting and layout of the proposed staircase.

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.

REASONS FOR REACHING THE RECOMMENDATION

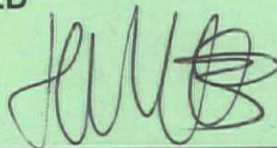
The main issue in determining this application is whether or not the change proposed to the layout and design of the proposed staircase would constitute a non-material amendment to the development approved under application reference P/18/0355.

In this instance, it is noted that the position of the staircase would change slightly as a result of the proposed amendment. Nonetheless, the proposed alterations to the design and layout of the staircase are considered to be of a very minor nature and would not cause an impact different to that caused by the approved scheme. It should also be noted that the overall height of the structure would also remain unchanged and the overall appearance of the staircase would be very similar. Also, given the very nature of the proposal and its location on the western rear elevation of the building in relation to other nearby properties, it is not considered that the interests of any third party or body would be disadvantaged as a result of this proposal. Moreover, the staircase is only a means of access and is unlikely to be used as a formal balcony or sitting out area. It would also be located in an inconspicuous location and would not appear overbearing or unneighbourly as a structure. For these reasons, the proposal is considered acceptable as a non-material amendment to the existing planning permission.

Accordingly the following recommendation is made:

RECOMMENDATION: BE APPROVED

RECOMMENDATION ENDORSED



Head of Town Planning

DATE:

14/11/19