

## SUMMARY OF APPLICATION

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| <b>Application Reference</b>   | B/08/0289/NMA  |
| <b>Application Type</b>  | Non-material Amendments  |
| <b>Proposal</b>  | Application for a non material amendment to approval B/08/0289 to make changes to the approved conservatory roof |
| <b>Location</b>  | Land adj to Orchard House, Beck Bank, Kirton, Boston, PE20 1TQ   |
| <b>Applicant:</b>  | Gordon Taylor, SN & GT Properties  |
| <b>Agent:</b>  | Clive Wicks, Clive Wicks Associates  |
| <b>Target Decision Date:</b>   |  |
| <b>Statutory Expiry Date:</b>  | 20-Jan-2021  |
| <b>Extension of Time:</b>  |  |
| <b>Recommendation</b>  | Approve Non-Material Amendment.  |
| <b>Report by:</b>  | Emma Dennis  |
| <b>Date:</b>   | 11/01/2021   |
| <b>Proposed amendments relate to:</b>  |  |
| It is proposed to change the approved rear conservatory to a 4.3m(W) x 4.0m (L) garden room, constructed of brick and a window on the east and west elevation and bi-fold door in the southern elevation.  |  |
| <b>Officer Appraisal / Comments:</b>   |  |
| <p>The Government recognises that issues may arise following the grant of a planning permission which may require modification to the proposals. Where such a change is not felt to be significant, this may be through the submission of a Non-Material Amendment application under Section 96A of the Town and Country Planning Act 1990.</p> <p>There is no statutory definition of what constitutes a Non-Material amendment. However, the Local Planning Authority must have regard to the effect of the change on the scheme as a whole.</p> <p>The proposed amendment is to the rear of the property and will not be visible from the public highway. A conservatory was approved in the original application and this change has been made as the applicant considered a conservatory is outdated and required this room to have a non-glazed roof. This property is currently under construction.</p> |  |



As the proposed amendment does not significantly alter the approved scheme, when taken as a whole, it is considered that the proposal would be in accordance with relevant provisions of National Planning Practice Guidance in relation to Non-Material amendments.

Accordingly, it is recommended that the amendments be approved.

**NOTES FOR DECISION NOTICE:**

**The materials to be used on the garden room are to match the existing house.**

**CONDITIONS / LIST OF AMENDED PLANS**

- 11-2070-WD-10 Rev B Floor Plans & Garage Section
- 11-2070-WD-11 Rev B Elevations
- 11-2070-WD-14 Rev B Site & Location Plans

**LIST OF PLANS TO BE SUPERCEDED**

- 8172/G/2 Site plan, floor plans and elevations