

SUMMARY OF APPLICATION

Application Reference	B/08/0289/NMA
Application Type	Non-material Amendments
Proposal	Application for a non material amendment to approval B/08/0289 to make changes to the approved conservatory roof
Location	Land adj to Orchard House, Beck Bank, Kirton, Boston, PE20 1TQ
Applicant:	Gordon Taylor, SN & GT Properties
Agent:	Clive Wicks, Clive Wicks Associates
Target Decision Date:	
Statutory Expiry Date:	20-Jan-2021
Extension of Time:	
Recommendation	Approve Non-Material Amendment.
Report by:	Emma Dennis
Date:	11/01/2021
Proposed amendments relate to:	
<p>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.</p>	
Officer Appraisal / Comments:	
<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was approved in the original application and this change has been made as the applicant considered a conservatory is outdated and required this room to have a non-glazed roof.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LIST OF PLANS TO BE SUPERCEDED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