

Development Management Delegated Decision Report

B/16/0041/NMA



SUMMARY OF APPLICATION

Application Reference	B/16/0041/NMA
Application Type	Non-material Amendments
Proposal	Application for a non material amendment to remove dormer windows to front elevation, removal of roof lights to rear elevation and raising of eaves to front & rear elevations of planning permission B/16/0041
Location	The Plantation, Rowdyke Road, Wyberton, Boston, PE21 7AQ
Applicant:	Mr Evan Jenkins, DD Dodd and Sons Ltd
Agent:	Dean Morley, Misura Architectural Design
Target Decision Date:	---
Statutory Expiry Date:	13-Apr-2021
Extension of Time:	N/R
Recommendation	Approve
Report by:	Emma Dennis
Date:	08/04/2021

Proposed amendments relate to:

To change the front (south) elevation at first floor to remove the dormer windows and raise the eaves to the front and rear elevation. Remove the roof windows in the rear elevation (north). Nothing else will be changed.

The changes are to be made as the headroom is restricted due to the dormer windows and low eaves level, which significantly restricts floor space. By removing the dormers and raising the eaves but keeping the ridge height the same, it will improve the usability and space.

Officer Appraisal / Comments:

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.

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.

This proposed change will visually alter the approved scheme, however the amendment does not change the height of the ridge of the roof and it is considered that there will be no harm to



the amenity of the neighbouring properties. As such it is considered that had the proposals been presented in this form at application stage, they would likely have been approved. On the basis that the changes will not harm residential amenity or the character of the area it is considered that these amendments are minor in nature and are acceptable.

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:

CONDITIONS / LIST OF AMENDED PLANS

The development hereby permitted shall be carried out in accordance with the following approved plans received 22 January 2016, 20 June 2016 and 16 March 2021:

Location Plan PL-001(as amended)
Block Plan PL-002
Design and Access Statement of Misura dated January 2016
PL-EL-101 Proposed Elevations

Reason: To ensure the development is carried out in accordance with the approved details and to accord with Adopted Local Plan Policy G1.

LIST OF PLANS TO BE SUPERCEDED

Plan 3/3 - Elevations