

Development Management Delegated Decision Report

B/19/0074/NMA3



SUMMARY OF APPLICATION

Application Reference	B/19/0074/NMA3
Application Type	Non-material Amendments
Proposal	Application for a non-material amendment to B/19/0074 to amend the proposed private parking court with associated adjustments to landscaping layout & parking space positions and alteration to rear elevation of plots 2-5 to omit first floor pike feature over window to bedroom 3, change the rear external doors and change to gable feature
Location	Land to the rear of 7-15, Station Road, Kirton, Boston, PE20 1EF
Applicant:	Mr P Duffy, South Lincs Property
Agent:	Paul Clarke, framework
Target Decision Date:	
Statutory Expiry Date:	21-Apr-2021
Extension of Time:	N/R
Recommendation	Approve Non-Material Amendment
Report by:	Emma Dennis
Date:	15/04/2021

Proposed amendments relate to:

It is proposed to change:

- The feature brickwork on the rear elevation to an Artstone feature gable vent (colour tbc).
- Remove the first floor pike feature over the window that serves bedroom 3 for plots 2-5 on the rear elevation.
- Change the rear external doors on plots 2-5 to include double opening doors
- Adjust the proposed parking court to create a straight 1.8m high boundary behind the commercial units with associated adjustments to the landscaping layout and parking space positions.

The reason for these amendments are to create clean subdivision between the yard spaces behind the commercial units and the parking court and the changes have been made to the first floor pitch due to a technical issue within the truss design and the bracing of the brickwork.

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 not visually alter the approved scheme from the public highway due to the changes being made on the rear elevation of the proposed dwellings. The changes to the parking area are minor and will not create any highway issues. 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 strict accordance with the application received 20-Feb-2019 and in accordance with the associated plans referenced:

Ref: J1901 P01 – Site Location Plan
Ref: J1901 P02 – Proposed Site Plan – Rev B
Ref: J1901 P03 – Proposed Block Plan – Rev B
Ref: J1901 P20 – Proposed Front Elevation (colour)
Ref: J1901 P10 – Proposed Plans and Elevations – Rev B

LIST OF PLANS TO BE SUPERCEDED

Ref: J1901 P02 – Proposed Site Plan
Ref: J1901 P03 – Proposed Block Plan
Ref: J1901 P10 – Proposed Plans and Elevations