

Development Management Delegated Decision Report

B/19/0235/NMA



SUMMARY OF APPLICATION

Application Reference	B/19/0235/NMA
Application Type	Non-material Amendments
Proposal	Application for a non-material amendment to approval B/19/0235 to increase the side courtyard opening widths by 1.5m, resulting in moving end west section of extension back by 1.5m and to omit tiled roofs spanning each opening
Location	Elms Farm Cottages, The Elms, Boardsides, Hubberts Bridge, Boston PE20 3QP
Applicant:	Mr & Mrs John Emerson
Agent:	Mr Terry Sykes, Terry Sykes Design & Build
Target Decision Date:	---
Statutory Expiry Date:	18-May-2021
Extension of Time:	N/R
Recommendation	Approve Non-Material Amendments
Report by:	Emma Dennis
Date:	21/05/2021

Proposed amendments relate to:

It is proposed to increase the side courtyard opening widths by 1.5m and remove the tiled roof which cover each opening. This will result in the west section of the extension being moved back 1.5m.

The reason for this proposed change is to allow for emergency service vehicles to access the courtyard area when needed and for other maintenance vehicles for any possible future work.

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.

It is proposed to increase the courtyard openings by 1.5m which will include moving the west



end section of the approved extension is also moved back by 1.5m, this will give room for maintenance vehicles for possible repairs but more importantly more room for emergency services vehicles to access the site when needed. The changes will not be noticeable from the public highway due to the boundary hedging already in place and the amendment will not have a negative effect on public amenity due to the separation distance. 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.

Part of the application site outlined in red contains a Grade II listed stable, store and barn, however the section of the building that is proposed to be amended is not listed and it is considered that this amendment will not cause a harmful impact upon the setting of the listed buildings.

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 not be carried out except in complete accordance with the details shown on the submitted plans, numbers:

- Site Location Plan 1 - 17/06/2019
- Site Location Plan 2 - 17/06/2019
- Proposed Layout and Elevations - Drawing No. TS.EFCE.2021-01R

LIST OF PLANS TO BE SUPERCEDED

- TS.EFCE.2019.01