

# Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
<b>Application Reference</b>	B/20/0360/NMA2
<b>Application Type</b>	Non-material Amendments
<b>Proposal</b>	Application under s96a for a non-material amendment to approval B/20/0360 (Front and rear first floor extensions, two storey rear extension, single storey rear extension, increase of block paved area for parking and turning and front porch extension) to include a small additional window on side elevation and solar panel update
<b>Location</b>	Fairfax House, 175 Ralphs Lane, Kirton End, Boston, PE20 1RQ
<b>Applicant:</b>	Dr & Dr Sant
<b>Agent:</b>	Mrs Tara Williams, JMAD Architecture
<b>Target Decision Date:</b>	
<b>Statutory Expiry Date:</b>	15-Apr-2021
<b>Extension of Time:</b>	N/R
<b>Recommendation</b>	Approve Non-material Amendment
<b>Report by:</b>	Emma Dennis
<b>Date:</b>	12/04/2021
<b>Proposed amendments relate to:</b> <ul style="list-style-type: none"> <li>Insert a high level window into the eastern elevation at first floor which will serve the walk in wardrobe.</li> <li>Change the roof to over tile solar panels on the rear roof elevation due to practicality of installation.</li> </ul>	
<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 insert a high level window into the eastern elevation which will give more light into the walk in wardrobe/dressing area but without increasing the risk of overlooking or loss of privacy to the neighbouring property (Priory Lodge). The changes to the solar panels are minimal and due to the location on the proposed rear extension, they will not be clearly visible from the public highway. As such it is considered that had the</p>	



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.

<b>NOTES FOR DECISION NOTICE:</b>
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<b>CONDITIONS / LIST OF AMENDED PLANS</b>
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The development hereby permitted shall be carried out in strict accordance with the application received and in accordance with the associated plans referenced:
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20042 07G Proposed Elevations Plan
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<b>LIST OF PLANS TO BE SUPERCEDED</b>
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20042-07F Proposed Elevations
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