

Development Management Delegated Decision Report

B/20/0462/NMA2



SUMMARY OF APPLICATION

Application Reference	B/20/0462/NMA2
Application Type	Non-material Amendments
Proposal	Application for a non-material amendment to approval B/20/0462 to make amendments to the approved plans to change from windows to french doors in the living area
Location	65, West End Road, Frampton, Boston PE20 1BT
Applicant:	Mr Marshall, C/O Clarke Group Construction Ltd
Agent:	Mr James Bramma, J B Architectural Design Services
Target Decision Date:	
Statutory Expiry Date:	15-Sep-2021
Extension of Time:	N/A
Recommendation	APPROVE Non-Material Amendment
Report by:	Megan Epton
Date:	15-Sep-2021

Proposed amendments relate to:

Replacement of window on southern (side) elevation at first floor level with French doors and fixed safety railing.

Officer Appraisal / Comments:

The Government recognises that issues can 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, but the local planning authority must have regard to the effect of the change on the scheme as a whole.

Condition 2 of planning permission B/20/0462 (08-Jan-2021) required the development to be carried out in accordance with Drawing Number PPE-01 Rev B: Proposed Plans & Elevations. This drawing included a treble paned window on the southern elevation at the first floor.

The applicant now proposes to omit this window and replace it with French doors. Drawing Number PPE-01 Rev D: Proposed Plans & Elevations shows the development with the French doors and fixed safety railing. It should also be noted that this drawing shows an amendment in relation to the chimney flue, however this is only a correction of the plan and there has been no change to its position.



The French doors will provide the living area with more light without increasing the risk of overlooking or loss of privacy to the neighbouring property to the west (Hedgerow House, 67 West End Road), due to the separation distances and the planting of the intervening garden as previously determined at the time of the original application. As such it is considered that had the proposals been presented in this form at application stage, they would likely have been approved.

Therefore, on the basis that the changes will not harm residential amenity or the character of the area it is considered that the proposed amendments are minor in their scale and nature, and will have no substantive effect upon the scheme as a whole. Thus, it is considered that the proposals are in accordance with the relevant provisions of National Planning Practice Guidance in relation to Non-material Amendments, and accordingly, it is recommended that the amendments are approved.

NOTES FOR DECISION NOTICE:

CONDITIONS / LIST OF AMENDED PLANS

Condition 2 attached to existing permission (ref B/20/0462) has now been amended to read:

The development hereby permitted shall be carried out in strict accordance with the application received 19-Nov-2020 and in accordance with the associated plans referenced:

- Drawing Number MSP-01 Rev B: Proposed Site & Location Plan; and
- Drawing Number PPE-01 Rev D: Proposed Plans & Elevations.

Reason: To ensure the development is undertaken in accordance with the approved details, in the interest of residential amenity and to comply with Policies 2, 3, 4 and 28 of the South East Lincolnshire Local Plan (2011-2036).

LIST OF PLANS TO BE SUPERCEDED

- Drawing Number PPE-01 Rev B: Proposed Plans & Elevations

