

Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/21/0313/NMA
Application Type	Non-material Amendments
Proposal	Application for a non-material amendment following approval B/21/0313 to amend the roof tiles
Location	19, Kent Road, Old Leake, Boston PE22 9PY
Applicant:	Mr Robin Teague
Agent:	
Target Decision Date:	
Statutory Expiry Date:	09-May-2022
Extension of Time:	20-May-2022
Recommendation	Non Material Amendment - Approved
Report by:	Lauren Birkwood
Date:	19-May-2022
Proposed amendments relate to:	
<p>The proposal is for a non-material amendment to an approved application which included the demolition of existing single storey stores and the erection of two storey rear extension to 19 Kent Road in Old Leake (B/21/0313). The proposed amendment includes changing the roof tiles.</p>	
Officer Appraisal / Comments:	
<p>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 dealt with through the submission of a non-material amendment application under Section 96 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 consider the extent of the changes proposed, set against those previously considered. The Local Planning Authority must be satisfied that the amendment sought is non-material in terms of its effects upon the scheme as a whole.</p> <p>There is no right of Appeal in relation to requests made under S96A, there are no requirements for consultation and third parties can only challenge the decision by judicial review.</p>	



The application seeks non-material amendments to the original scheme granted under B/21/0313 which was for the erection of a two storey extension to the rear of 19 Kent Road in Old Leake. The amendments include changing the roof tiles to Sandtoft Calderdale Edge Tile Dark Grey. This is because the original roof tiles proposed are no longer manufactured.

The proposed material changes would be partly visible in the street scene but the overall design concept and general appearance of the development would not be materially affected. In regard to impact on neighbours, the mass and position of the extension does not change as a result of the proposed changes.

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 amendment be approved.

NOTES FOR DECISION NOTICE:

CONDITIONS / LIST OF AMENDED PLANS

The colour, type and texture of the roof tiles of the proposed extension shall match the appearance to that of the existing building or shall be as per details submitted 11 April 2022, namely Sandtoft Calderdale Edge Tile Dark Grey unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the new work matches the existing in the interests of visual amenity in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2011-2036.

LIST OF PLANS TO BE SUPERCEDED