

Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/21/0403/NMA
Application Type	Non-material Amendments
Proposal	Application for a non-material amendment to B/21/0403 (Proposed extension to bungalow) to make changes to the original rear projection, the roof and re-arrangement of the front and rear windows
Location	Field View, Fen Road, Frampton West, Boston PE20 1SD
Applicant:	Mr & Mrs Mick Vines
Agent:	Mr Terry Sykes, Terry Sykes (Design and Build)
Target Decision Date:	
Statutory Expiry Date:	07-Jun-2022
Extension of Time:	n/a
Recommendation	Approve Non-Material Amendment
Report by:	Emma Dennis
Date:	01/06/2022
Proposed amendments relate to:	
<p>The proposed changes consist of the following:</p> <ul style="list-style-type: none"> Removal of the oak posts with stone plinth blocks which supported the projecting roof on the south-east elevation; Removal of the ground floor bedroom, toilet and utility from the rear elevation; Minor change to the fenestration on the front and rear elevations of the extension <p>No consultations were necessary for this amendment application.</p>	
Officer Appraisal / Comments:	
<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>Condition 2 of planning permission B/21/0403 required the development to be carried out in accordance with a series of approved drawings, the amended proposal is to reduce the size of the extension at the rear of the dwelling and change the location of the windows in the front and rear elevation of the extension.</p> <p>The proposed changes are modest and will not harm residential amenity or the character of the area, therefore, it is considered that these amendments are acceptable.</p> <p>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.</p> <p>Accordingly, it is recommended that the amendments be approved.</p>
NOTES FOR DECISION NOTICE:
CONDITIONS / LIST OF AMENDED PLANS
<p>The development hereby permitted shall be carried out in strict accordance with the application received and in accordance with the associated plans referenced:</p> <ul style="list-style-type: none"> ▪ TS.VFV.2021.02A.R1 Proposed layout and elevations <p>Reason: To ensure that the development is undertaken in accordance with the approved details, in the interests of residential amenity and to comply with Policies 2 and 3 of the South East Lincolnshire Local Plan (2011-2036).</p>
LIST OF PLANS TO BE SUPERCEDED
TS.VFV.2021.02 Proposed layout and elevations