

Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/21/0504/NMA
Application Type	Non-material Amendments
Proposal	Application under s.96A for a non-material amendment to approval B/21/0504 (Proposed extension and alterations including the relocation of the principle entrance door) to make amendments to make amendments to external wall finishes from facing brickwork to timber type cladding
Location	Holly Cottage, Outgate, Leverton, Boston PE22 0AA
Applicant:	Mrs C Green
Agent:	Mr Lee Chapman, LPC Architectural Design
Target Decision Date:	---
Statutory Expiry Date:	23-May-2022
Extension of Time:	---
Recommendation	Non-Material Amendment - Approved
Report by:	Emma Dennis
Date:	05-May-2022
Proposed amendments relate to:	
<p>It is proposed to amend the type of materials to be used on the extension approved under B/21/0504. In the original plans, (approved 07/01/2022) the materials for the rear extension was facing brick to match the existing dwelling. However due to the lack of supplies, it is not possible to source facing brickwork to match existing dwelling, therefore it is now proposed to timber clad the rear extension.</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>This proposed amendment will visually change the approved scheme, however the changes</p>	



are concentrated to the rear elevation of the dwelling and due to the orientation of the dwelling on the plot, the proposal will not be viewable from any public vantage point.

On the basis, and 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.

NOTES FOR DECISION NOTICE:

CONDITIONS / LIST OF AMENDED PLANS

The development hereby permitted shall not be carried out except in complete accordance with the following details shown on the submitted plan(s):

LPC-290-03 Rev B Proposed Layouts and Site Plan

LPC-290-04 Rev C Proposed Elevations

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.

LIST OF PLANS TO BE SUPERCEDED

LPC-290-04 Rev B Proposed Elevations