

Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/22/0208/NMA
Application Type	Non-material Amendments
Proposal	Application for Non-Material Amendment following approval B/22/0208 (Application to vary condition 2 (Approved Plans) of permission B/19/0359 (Erection of one detached dwelling and detached garage approved under application B/17/0491 changes to the detached garage and the height of the roof) to facilitate further changes to the approved plans for the garage
Location	Bungley Manor, The Orchard, Kirton, PE20 1DN
Applicant:	Mr Steve Clarke, SPC Developments Ltd
Agent:	
Target Decision Date:	
Statutory Expiry Date:	20-Jun-2023
Extension of Time:	
Recommendation	Approve Non-Material Amendments
Report by:	Emma Turvey
Date:	31-May-2023
<p>Proposed amendments relate to:</p> <p>It is proposed to extend the depth of the garage by 1125mm to accommodate the applicant's longer vehicles and a very slight increase the finished roof height to accommodate a games room on the first floor. No extra windows are included in the proposed garage.</p> <p>It was not necessary to consult anyone on this application.</p>	
<p>Officer Appraisal / Comments:</p> <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>	



The proposed changes will not be seen from either direction of Bungley Lane as the proposed garage is over 60m away from the public highway. The changes are considered minor and will not harm the residential amenity or the character of the area and therefore 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 only be undertaken in accordance with the following approved plans:

Drawing No. 331/3-PLN-E-00 Site Location Plan received by the LPA on 16/05/22

Drawing No. 331/3-MAS-01 Proposed Site Plan received by the LPA on 16/05/22

Drawing No. 331/3-GAR-BR-01 Plans/elevations/section AA Detail 01 received by the LPA on 19/05/23

Drawing No. 27521-602 Ver 4 External Works layout and Build-ups Plan received by the LPA on 30/08/19

Drawing No. 27521-603 Ver 2 Catchment Areas Plan received by the LPA on 30/08/19

Drawing No. 27521-641 Ver 2 Drainage Longitudinal Sections and Manhole Sections Plan received by the LPA on 30/08/19

Drawing No. 331/3-SPE-P-03 Proposed Plans/Elevations received by the LPA on 30/08/19

Drawing No. CGXXXXX – PFIL-100 Plot 3 Proposed Garage Extension.

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

331/3-GAR-P-01 REV B