

Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/22/0285/NMA
Application Type	Non-material Amendments
Proposal	Application for a Non-Material Amendment following approval B/22/0285 (Proposed two storey dwelling and garage) to facilitate changes to the windows and minor update to door colours
Location	Land adj to Bebbs House, Fenhouses Drove, Fenhouses Lane, Swineshead, Boston PE20 3HF
Applicant:	Miss Jessica Baxter and Mr Alex Laird
Agent:	Mrs Jenny McIntee, JMAD Architecture
Target Decision Date:	-----
Statutory Expiry Date:	13-Jun-2023
Extension of Time:	-----
Recommendation	APPROVE Non-Material Amendment
Report by:	Simon Eldred
Date:	5 th June 2023
<p>Proposed amendments relate to:</p> <ul style="list-style-type: none"> the design of windows in the dwelling's north-eastern, south-western and south-eastern elevations (from side-opening casements to vertical sliding sashes); the design of a window in the garage's northern elevation (from a side-opening casement to a vertical sliding sash); the design and colour of the door in the garage's northern elevation (from half-glazed cream upvc to unglazed anthracite upvc in a cream frame); and the materials of the door in the dwelling's north-eastern elevation (from solid oak to oak composite). 	
<p>Officer Appraisal / Comments:</p> <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 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.</p> <p>No consultation responses have been received.</p>	



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 the 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/22/0285 has now been amended to read:

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the following plans and other documents:

- Drawing Number 21110-01 – Location Plan;
- Drawing Number 21110-02E – Site Plans;
- Drawing Number 21110-03F – Floor Plans;
- Drawing Number 21110-04L – Elevations;
- Drawing Number 21110-05A – Sections;
- 21110 Fenhouses – Ecology – Built-in Swift, House sparrow, starling +Bat Box; and Landscape Management Plan.

LIST OF PLANS TO BE SUPERCEDED

- Drawing Number 21110-04H – Elevations.