

Development Management Delegated Decision Report



SUMMARY OF APPLICATION	
Application Reference	B/22/0425/NMA
Application Type	Non-material Amendments
Proposal	Application for a non-material amendment to application B/22/0425 to reduce overall dwelling numbers from 139 to 124
Location	Land off London Road, Kirton, Boston, PE20 1JE
Applicant:	Mr Adam Jagger, Ashwood Homes Ltd
Agent:	
Target Decision Date:	
Statutory Expiry Date:	14-Dec-2023
Extension of Time:	03-Jan-2023
Recommendation	Approve Non-Material Amendment
Report by:	Lauren Birkwood
Date:	20-Dec-2023
<p>Proposed amendments relate to:</p> <p>The proposal is for a non-material amendment to an approved application (B/22/0425) which was for the variation of Condition 2 (approved plans) to incorporate revised site plans (plot substitution) for plot sales on the site following approval B/19/0040 (Residential development consisting of 139 dwellings, including associated roads, public open space and drainage infrastructure).</p> <p>The proposed amendments is for the reduction in overall dwelling numbers from 139 to 124 due to market conditions and the current higher demand for 4 bedroom dwellings.</p> <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 96 of the Town and Country Planning Act 1990.</p> <p>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</p>	



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.

The proposal includes the reduction of dwellings from 139 to 124. The density of the development would be reduced and would improve the overall appearance and character of the area, making it appear spacious and would increase the amenity and garden areas for future occupiers of the development. It is also considered that the reduction of dwellings would not impact neighbouring properties in terms of residential amenity as the majority of the amendments would be contained within the site.

As the proposed amendments do 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:

AMENDED CONDITION(S):

The development hereby approved shall be carried out in accordance with the following approved plans:

120-LP-01 Location Plan
120-SL-01 Rev H Site Layout
120-BT-01 Rev E Boundary Treatment Plan
A1135-AS-001 Design Sheet
A516(R)-001 Design Sheet
A732(R)-001 Design Sheet
A902(R)-001 Design Sheet
AIRE-001 Design Sheet
AVON-001 Design Sheet
BAIN-001 Design Sheet
CLYDE-001 Design Sheet
CORONATION-001 Design Sheet
DEE-001 Design Sheet
LOCK-001 Design Sheet
MERE-001 Design Sheet
RIBBLE-V-001 Design Sheet
RUTLAND-001 Design Sheet
SEVERN-002 Design Sheet
SEVERN-001 Design Sheet
TAY-001 Design Sheet
120-DG-001 Floor Plans and Elevations - Double Garage Side Pitched
120-DSG-001 Floor Plans and Elevations - Double Shared Garage Side Pitched
120-SG-002 Floor Plans and Elevations - Single Garage Side Pitched

And the drawings of the previous application (B/19/0040).

Reason: To ensure that the development is carried out in accordance with approved plans in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan 2019.

LIST OF PLANS TO BE SUPERCEDED
120-PL-01 Planning Layout 120-PL-02 Overlay between S73 Planning Layout and Planning Approved Layout 120-BT-01 Boundary Treatment