DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	₩	1/10/18
Planning Development Manager authorisation:	AN	2/10/18
Admin checks / despatch completed	· AP	3/10/18

Application: 18/01484/NMA Town / Parish: Clacton Non Parished

Applicant: Mr Kevin Jordan

Address: 10 Westcott Close Clacton On Sea Essex

Development: Non-material amendment to approved planning application - 18/00965/FUL,

minor changes to roof profile & change of external doors.

1. Town / Parish Council

. n/a

2. Consultation Responses

n/a

3. Planning History

86/00831/FUL	Residential development - 44 dwellings, garages and related roads	Approved	11.11.1987
87/01060/FUL	Substitution of house types on five plots (to provide 4 bedroomed units) (Plot No's. 21, 34, 37, 38 39 Crome Road)	Approved	18.08.1987
18/00965/FUL	Proposed single storey rear extension.	Approved	15.08.2018
18/01484/NMA	Non-material amendment to approved planning application - 18/00965/FUL, minor changes to roof profile & change of external doors.	Current	

4. Relevant Policies / Government Guidance

n/a

5. Officer Appraisal

From 1st October 2009, Section 96A of the Town and Country Planning Act came into force allowing a Local Planning Authority, on application, to make a change to any planning permission if it is satisfied that the amendment proposed is non-material.

The key test as to the acceptability of an application for a non-material change is whether the change is material to any development plan policy. If the answer is 'no', three further tests should be applied:

1. Is the proposed change significant in terms of its scale (magnitude, degree etc.), in relation to the original approval?

XX

- 2. Would the proposed change result in a detrimental impact either visually or in terms of amenity?
- 3. Would the interests of any third party of body who participated in or were informed of the original decision be disadvantaged in any way?

Appraisal

In this instance, the proposed amendments involve:

- amending the roof profile to create a mono-pitched, lean-to roof; and
- amending the rear door from French doors to bi-fold doors.

Taking all the relevant issues into account it is considered that the alteration to planning permission 18/00965/FUL does not result in any material amendment to that permission or have any significant detrimental impact on visual or residential amenity or highway safety and thus complies with national and local planning policies.

Conclusion

In this instance it is considered that the amendment being sought is minor and is therefore acceptable as a non-material amendment to the approved plans attached to 18/00965/FUL.

6. Recommendation

Approval Non Material Amendment

7. Conditions

The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no's. 180450-CON-x-00-DR-C-1002 Revision P5 and 180450-CON-X-00-DR-1003 Revision P3.

Reason - For the avoidance of doubt and in the interests of proper planning.

8. Informatives

n/a