

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	LN	01/05/2019
Planning Development Manager authorisation:	SCE	02.05.19
Admin checks / despatch completed	ER	02/05/19

**Application:** 19/00556/NMA **Town / Parish:** Clacton Non Parished

**Applicant:** Miss Brachtvogel and Mr Wilson

**Address:** 3 Bridge Cottages Sladburys Lane Clacton On Sea

**Development:** Non-material amendment of application 18/02071/FUL to remove side bi-fold doors, remove rear french doors and replace with bi-fold doors, remove rear window and replace with door, replace side window and door with window and new obscure glazed window to side.

### **1. Town / Parish Council**

Clacton Non Parished

### **2. Consultation Responses**

N/A

### **3. Planning History**

18/02071/FUL	Proposed single storey rear extension.	Approved	11.02.2019
19/00556/NMA	Non-material amendment of application 18/02071/FUL to remove side bi-fold doors, remove rear french doors and replace with bi-fold doors, remove rear window and replace with door, replace side window and door with window and new obscure glazed window to side.	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 significant in terms of its scale (magnitude, degree etc.), in relation to the original approval?
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 or body who participated in or were informed of the original decision be disadvantaged in any way?

#### Appraisal

In this instance the proposed amendment to 18/02071/FUL involves:

- To remove one set of side bi-fold doors;
- Remove rear French doors and replace with bi-fold doors;
- Remove rear window and replace with door;
- Replace side window and door facing neighbour with a window; and,
- Insert new obscure glazed window to side elevation facing neighbour.

Taking all the relevant issues into account it is considered that the alteration to planning permission 18/02071/FUL does not result in any material amendment to that permission. The degree of change being proposed compared to the original approval would not be significant in terms of the overall appearance of the development. The proposed amendments would not result in any additional impact or harm to visual amenity and no third parties would be disadvantaged in any way as a result of the proposed alterations.

Conclusion

In this instance it is considered the amendments being sought are minor and are therefore acceptable as a non-material amendment to the approved plans attached to 18/02071/FUL.

**6. Recommendation**

Approval Non Material Amendment

**7. Conditions**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plan: Drawing No. 01 Revision C.

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

**8. Informatives**

N/A

<p><b>Are there any letters to be sent to applicant / agent with the decision? If so please specify:</b></p>		<p>NO</p>
<p><b>Are there any third parties to be informed of the decision? If so, please specify:</b></p>		<p>NO</p>