

DELEGATED DECISION OFFICER REPORT

| AUTHORISATION | INITIALS | DATE |
|---|----------|---------|
| File completed and officer recommendation: | AN | 2/5/19 |
| Planning Development Manager authorisation: | AN | 13/5/19 |
| Admin checks / despatch completed | AN | 13/5/19 |

Application: 19/00601/NMA **Town / Parish:** Frinton & Walton Town Council

Applicant: Mr Dennis and Mrs Denise Rathjen

Address: 22 Elm Grove Kirby Cross Essex

Development: Non material amendment to application 18/00637/FUL- Installation of three roof lights.

1. Town / Parish Council

Frinton and Walton Town Council NOTED

2. Consultation Responses

n/a

3. Planning History

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|--------------|--|----------|------------|
| 18/00637/FUL | Proposed side extension. | Approved | 15.06.2018 |
| 19/00601/NMA | Non material amendment to application 18/00637/FUL- Installation of three roof lights. | 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?
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 the addition of three roof lights.

Taking all the relevant issues into account it is considered that the alteration to planning permission 18/00637/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 18/00637/FUL.

6. Recommendation

Approval Non Material Amendment

7. Conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no's. 1018/05 (Proposed Block Plan), 1018/04 Rev. A (Proposed Elevations), 1018/02 (Proposed Floor Plan) and 1018/05 Rev. A (Proposed Roof Plan).

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

8. Informatives

n/a

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