



## TENDRING DISTRICT COUNCIL

### Planning Services

Council Offices, Thorpe Road, Weeley, Clacton-on-Sea, Essex CO16 9AJ

<b>AGENT:</b>	Mr Adrian Ruffell - RGP 3 Moat View Lower Farm Road Ringshall IP14 2JE	<b>APPLICANT:</b>	Mr & Mrs Tunmore Kuranda Colchester Road Ardleigh Colchester Essex CO7 7NS
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#### TOWN AND COUNTRY PLANNING ACT 1990

**APPLICATION NO:** 19/00643/NMA      **DATE REGISTERED:** 23rd April 2019

Proposed Development and Location of the Land:

**Non-material amendment to approved application 18/00334/FUL - First floor wall finish changed to James Hardie Plank and roof finish changed to Marley Edgemere.  
Kuranda Colchester Road Ardleigh Colchester**

THE TENDRING DISTRICT COUNCIL AS LOCAL PLANNING AUTHORITY **APPROVE this NON-MATERIAL AMENDMENT** in accordance with the application form, supporting documents and plans submitted, and subject to the following conditions;

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no's. PL05, PL02, PL03 and PL04 Revision C.

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

**DATED:** 21st May 2019

**SIGNED:**

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Catherine Bicknell  
Head of Planning

#### IMPORTANT INFORMATION :-

This is a Non Material Amendment to planning permission 18/00334/FUL

This decision should be read in conjunction with that permission.

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	PW	20/05/19
Planning Development Manager authorisation:	SCE	21.05.19
Admin checks / despatch completed	DN	21/5/19

**Application:** 19/00643/NMA **Town / Parish:** Ardleigh Parish Council

**Applicant:** Mr & Mrs Tunmore

**Address:** Kuranda Colchester Road Ardleigh

**Development:** Non-material amendment to approved application 18/00334/FUL - First floor wall finish changed to James Hardie Plank and roof finish changed to Marley Edgemere.

### 1. Town / Parish Council

n/a

### 2. Consultation Responses

n/a

### 3. Planning History

18/00334/FUL	Erection of first floor extension to create two storey dwelling & provision of external render finish to whole dwelling.	Approved	04.05.2018
19/00643/NMA	Non-material amendment to approved application 18/00334/FUL - First floor wall finish changed to James Hardie Plank and roof finish changed to Marley Edgemere.	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 or body who participated in or were informed of the original decision be disadvantaged in any way?

Appraisal

In this instance, the proposed amendments involve a change of materials to the first floor element (replacing grey render with grey artificial cladding) and a change of materials to the roof (from grey plain tiles to grey Marley Edgemere slates). Both of these changes of external material would be permitted development after the works are completed, but as the materials are stipulated on the approved plans it is necessary to amend those plans.

Taking all the relevant issues into account it is considered that the alteration to planning permission 18/00334/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 18/00334/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. PL05, PL02, PL03 and PL04 Revision C.

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

**8. Informatives**

n/a

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