## **DELEGATED DECISION OFFICER REPORT**

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	17 <sup>th</sup> Nov 2020
Planning Development Manager authorisation:	SCE	17.11.2020
Admin checks / despatch completed	ER	18.11.2020
Technician Final Checks/ Scanned / LC Notified / UU Emails:	BB	18/11/2020

**Application**: 20/01510/NMA **Town / Parish**: Beaumont Parish Council

**Applicant**: Mr and Mrs Jordan

Address: 8 Coronation Villas Harwich Road Beaumont

**Development**: Non-material amendment to planning application 20/00898/FUL - To change

approved white UPVC windows and doors to black UPVC windows and doors.

#### 1. Town / Parish Council

No comments received

# 2. Consultation Responses

No comments received

### 3. Planning History

20/00898/FUL Two storey side and part Approved 11.09.2020

single/part two storey rear

extension.

20/01510/NMA Non-material amendment to Current

planning application 20/00898/FUL - To change approved white UPVC windows and doors to black UPVC

windows and doors.

#### 4. Relevant Policies / Government Guidance

Not applicable.

#### 5. Officer Appraisal

From 1st October 2009 a new provision under 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

The proposal comprises the following amendment(s) to planning approval 19/01237/FUL:-

 change approved white UPVC window and door frames to black UPVC window and door frames.

The proposed changes are not material to any development plan policy.

Changing the colour of the window and door frames from white to black is a de-minus alterations to the overall appearance of the development; as such it would not result in a detrimental impact either visually or in terms of amenity.

The wider use of the site and the interests of any third party or body who participated in or were informed of the original decision would not be disadvantaged in any way.

## 6. Recommendation

Approval Non Material Amendment

## 7. Conditions

The development hereby permitted shall be carried out in accordance with the following approved plan:- HPA.008 B received 27<sup>th</sup> October 2020.

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

## 8. Informatives

Not applicable