

## DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AL	25/01/2021
Planning Development Manager authorisation:	TC	25/01/2021
Admin checks / despatch completed	CC	25.01.2021
Technician Final Checks/ Scanned / LC Notified / UU Emails:	DB	25.01.2021

**Application:** 20/01403/NMA **Town / Parish:** Wix Parish Council

**Applicant:** Mr & Mrs Thornton

**Address:** Land rear of Chapelfield House Bradfield Road Wix

**Development:** Non-material amendment to approved application 19/01145/DETAIL for minor alterations to window fenestration and porch.

### 1. Town / Parish Council

Not applicable.

### 2. Consultation Responses

Not applicable.

### 3. Planning History

16/01664/OUT	Detached 3 bedroom house.	Approved	20.02.2017
17/01908/OUT	Detached 3 bedroom house.	Refused	19.01.2018
19/00213/FUL	Proposed dwelling.	Withdrawn	24.05.2019
19/01048/OUT	Erection of 4no. single storey dwellings.	Approved	22.10.2019
19/01145/DETAIL	Erection of one detached dwelling (Submission of Reserved Matters following grant of outline planning permission under reference 16/01664/OUT).	Approved	10.01.2020
20/00345/FUL	Proposed erection of one detached dwelling.	Approved	10.07.2020
20/00781/FUL	Proposed erection of 4 pairs of semi-detached dwellings, providing 8 dwelling houses.	Approved	11.09.2020
20/00869/DETAIL	Amended drawing showing minor alterations to window fenestration and porch.	Approved	

### 4. Relevant Policies / Government Guidance

Not applicable.

## 5. **Officer Appraisal (including Site Description and Proposal)**

### Overview and Main Considerations

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 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?

### Assessment

The proposal comprises of the following amendments to planning approval 19/01145/DETAIL:

- For minor alterations to window fenestration and porch.

The proposed amendments can be summarised as follows:

#### *Front elevation*

- additional dormer window
- amendment of 6 feature windows to 2 standard windows
- amendment of porch from lean to style to dual-pitched

#### *East elevation*

- additional first floor window serving an ensuite
- glazing bars added to ground floor windows

#### *West elevation*

- side profile of porch amended/enclosed

#### *South rear elevation*

- roof lights lowered
- stairway window height raised

The degree of change being proposed compared to the original approval would not be significant in terms of the overall appearance of the development further diminished by the secluded siting of the dwelling set well back from the highway and screened from public view.

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 19/01145/DETAIL.

## 6. **Recommendation**

Approval Non Material Amendment

## **7. Conditions**

- 1 The development hereby permitted shall be carried out in accordance with the following approved plan and materials: Drawing No TCH-201 Revision E and Drawing No TCH-203 Revision B.

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

## **8. Informatives**

### Non-Material Amendment Informative

You are advised that this decision is for minor amendments only and should be read in conjunction with the decision notices for applications 16/01664/OUT and 19/01145/DETAIL which will contain a number of conditions and informatives that still apply.