

DELEGATED DECISION OFFICER REPORT

AUTHORISATION	INITIALS	DATE
File completed and officer recommendation:	AC	5 th Jan 2022
Planning Development Manager authorisation:	SCE	05.01.2022
Admin checks / despatch completed	ER	05/01/2022
Technician Final Checks/ Scanned / LC Notified / UU Emails:	CC	05.01.2022

Application: 21/02076/NMA **Town / Parish:** Frinton & Walton Town Council

Applicant: Mrs Jennifer Collins

Address: Toadstools Little Clacton Road Great Holland

Development: Non Material Amendment to permission 20/00918/FUL to change the door to the porch from facing the road to the north east side of the porch.

1. Town / Parish Council

No comments received

2. Consultation Responses

No comments received

3. Planning History

01/00181/FUL	Single storey extension to side of dwelling house	Approved	28.03.2001
94/00494/FUL	Single storey extension (alternative to permission TEN/537/89)	Approved	23.05.1994
95/01110/OUT	(Toadstools, Lt Clacton Road, Gt. Holland) Severance of part garden and erection of one dwelling	Refused	31.10.1995
99/00314/FUL	Erection of fence along front boundary	Permitted	12.03.1999
15/00895/FUL	Construction of new enclosed front porch.	Withdrawn	20.07.2015
20/00918/FUL	Proposed front porch and replacement of fence with brick wall.	Approved	16.11.2020
21/02076/NMA	Non Material Amendment to permission 20/00918/FUL to change the door to the porch from facing the road to the north east side of the porch.	Current	

4. Relevant Policies / Government Guidance

Not applicable

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 seek a non-material amendment to planning permission 20/00918/FUL to incorporate the following changes;

- o Re-orientate the entrance door from the north-west facing elevation to the north-east facing elevation.

In this instance the changes proposed do not represent a significant change from the existing approval. The change relates solely to de-minimus alteration to the location of a door and therefore do not represent a material change to the scale, degree and magnitude of the development. There would not be a detrimental impact in respect of visual amenity and no third party would be disadvantaged in any way from the proposed amendments.

Taking all the relevant issues into account it is considered that the alterations proposed to planning permission 20/00918/FUL will not result in any significant change to the development overall. On this basis, the application complies with national and local planning policies.

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 20/00918/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:- PROPOSED AMENDED FLOOR PLAN; received 8th Dec 2021.

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

8. Informatives

Are there any letters to be sent to applicant / agent with the decision?		NO
Are there any third parties to be informed of the decision?		NO