DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H01-0004-19**	**Applicant:**	**Ashwood Homes**
Proposal:	Erection of 72 dwellings with associated garaging, roads and sewers - approved under H01-0661-18. Amendments to Plot 8 to change from a Derwent to a Holland house type - re-submission of H01-1196-18		
Location:	Phase 2 Backgate Cowbit		
Terminal Date:	30th January 2019		

Planning Policies

Local Plan July 2016:

National Guidance

National Planning Policy Framework 2018

NPPF July 2018

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

This application seeks approval for a Non-Material Amendment (NMA) to Planning Permission H01-0661-18 which granted consent for the erection of 72 dwellings with associated garaging, roads and sewers.

The Amendments sought are to Plot 8 to change from a Derwent to a Holland house type - this is a re-submission of a recently refused application for an NMA under H01-1196-18.

This application seeks consent for a Non-Material Amendment to change the house type on plot 8:

The previous 'NMA' scheme was refused because while there was little material difference between the two types, with the Holland type being more aesthetically pleasing with more external features, there was however one critical difference, the Holland house type submitted under H01-1196-18 introduced a Juliet style balcony feature with a full length set of glass doors facing in the general (slight oblique angle) direction of the back garden of the next house.

Whilst this may be acceptable it was considered to NOT be non-material and to have the potential for overlooking and loss of privacy even if only perceived, and therefore would have required the formal consultation of neighbours.

However, this new NMA has the substitute in house types as before but with the Juliet Balcony and

large window removed and a standard size window in it's place.

The new plan is considered to be properly 'Non-Material' and can be approved on that basis.

Recommendation: APPROVE.