DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No:	**H01-1196-18**	**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		
Location:	Phase 2 Backgate Cowbit		
Terminal Date:	27th December 2018		

Planning Policies

Local Plan July 2016:

SG17	Protection of Residential Amenity

National Guidance

National Planning Policy Framework 2018

NPPF 2018

Representations:

	Object	Support	No Obj.	Comments

CASE OFFICER ASSESSMENT

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

"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."

There is little material difference between the two types, with the Holland type being more aesthetically pleasing with more external features.

There is however one critical difference, the Holland house type introduces 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 is not non-material and has the potential for overlooking and loss of privacy even if only perceived, but it does need formal consultation of neighbours.

Therefore this cannot be approved as a non-material amendment.

Recommendation: REFUSE