

DECISION DELEGATED TO HEAD OF PLANNING

Application No: H07-0366-22 **Applicant:** D & R Property Services Ltd.

Proposal: Residential Development - 8 Dwellings - approved under H07-0109-22. Amendment to brick type.

Location: Millfield Nursery Mill Lane Gedney Hill

Terminal Date: 3rd May 2022

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development

National Guidance

National Planning Policy Framework 2021

Section 2. Achieving sustainable development.
Section 12. Achieving well-designed places.

Representations:

	Object	Support	No Obj.	Comments
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CASE OFFICER ASSESSMENT

Proposal

Full planning permission has been granted for 8 Dwellings (ref. H07-0109-22). This application is to amend the bricks as follows:

Approved bricks:
Plots 1, 2, 5 and 7 - TBS Teversham Blend;
Plots 3, 4, 6 and 8 - TBS Old Fulford Blend.

Proposed bricks:
Plots 1, 2, 5 and 7 - Bespoke Brick Company Valeriaan Multi
Plots 3, 4, 6 and 8 - Terca Cassandra Multi.

Site Description

The site (some 0.36ha) is situated on the northern side of Mill Lane and forms part of nursery

premises. It is split by an existing house (Birchwood). A bungalow (Millfield Lodge) is situated to the west. A hedge and footway run along the site's frontage. A cottage (Half Acre) is situated to the north-west set back from West Drove North. Residential development is situated opposite and Gedney Hill Mill (grade II listed) further to the west.

Planning History

H07-0179-18 - O/A - Proposed residential development for 9 dwellings - Granted 7 March 2019

H07-0179-18 - O/A - Residential Development - 2 plots on land to north-east - Granted 9 April 2020.

H07-0927-21 - O/A - Proposed Residential Development of up to 9 dwellings - Granted 4 November 2021

H07-0109-22 - Full - Residential Development - 8 Dwellings - Granted 29 March 2022.

Planning Considerations

Section 96A of the Town and Country Planning Act 1990 (introduced by S190 of the Planning Act, 2008) makes it possible to apply for a non-material amendment to existing planning permissions.

The Council has therefore introduced a system whereby 'minor amendments' to a scheme can be considered as a way of allowing the planning system to respond in a reasonable and flexible manner to small changes to an approved scheme without seeking a fresh application.

South Holland District Council's "Development Control Procedure Note: Non-Material Amendments to Planning Permissions" indicates that non material amendments will be approved subject to the following criteria being met:

1. There would be no alteration to the application site boundary (red edge).
2. The amendment would not conflict with Development Plan Policies or other Government Guidance.
3. The proposal would not exacerbate concerns raised by third parties at original planning application stage.
4. The proposed change would not be contrary to a condition on the original approval.
5. The approved footprint/siting of the building will not be moved materially and will not have a material impact on a neighbour.
6. The height of the building or extension would not be increased.
7. The amendment would not result in any potential overlooking of any neighbouring property.
8. The amendments must not result in a fundamental change in the design of the building.
9. The proposal does not amount to new works or elements not considered by any Environmental Statement submitted with the application.

The criteria set out above are designed to prevent amendments being accepted that would have a detrimental impact upon neighbours or amenity in the wider public interest.

Assessing the proposal against the above:

1. No alterations are proposed to the site boundary;
2. The proposed alterations are minor and would not conflict with the South East Lincolnshire Local Plan, 2019;
3. No concerns were raised by third parties relating to the external appearance of the buildings;
4. No specific conditions were imposed relating to external appearance;
5. No building would be moved;
6. The height would not be increased;
7. No potential overlooking issues would arise as a result of the amendment;
8. The site is within an existing frontage that extends westwards from Myrtle House towards the village centre. It is within the built-up form of the settlement. There is an eclectic mix of properties within the vicinity, including contemporary houses. The approved bricks are TBS Teversham Blend (buff) and Old Fulford Blend (red) bricks. The amendment is due to supply issues and the revised bricks are similar in colour. The alterations wouldn't fundamentally alter the design/appearance of the development;
9. No Environmental Statement was submitted.

Conclusion

The proposal satisfactorily complies with the criteria of the South Holland District Council's "Development Control Procedure Note: Non-Material Amendments to Planning Permissions", and as such is acceptable as a Non-Material Amendment.