

DECISION DELEGATED TO DEVELOPMENT MANAGER

Application No: H18-1099-20 **Applicant:** D Brown Building Contractors Ltd.

Proposal: Erection of 2 dwellings - approved under H18-1028-19. Amendments to show garages moved forward.

Location: Land At Kenzie Drive Sutton Bridge Spalding

Terminal Date: 5th January 2021

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02 Development Management
03 Design of New Development
36 Vehicle and Cycle Parking
APPENDIX 6 Parking Standards

National Guidance

National Planning Policy Framework 2019

Section 12

Representations:

	Object	Support	No Obj.	Comments
PARISH COUNCIL	0	0	1	0

CASE OFFICER ASSESSMENT

Proposal

A non material amendment is sought to bring the attached garages approximately 0.9m further forward, including a single storey roof projection above.

Site Description

The site (some 0.05 ha) is presently vacant land situated off Kenzie Drive. A house is situated to the east and Sutton Bridge Medical Centre to the west. Industrial units are located to the south. A number of trees are situated immediately to the south, including Ash, Sycamore and Willow.

Recent History

H18-1014-18 - O/A - Residential development (3 no. houses) - Granted 19 November 2018.

H18-1028-19 - Full - Erection of 2 dwellings - Granted 12 December 2019.

Consultation Responses

Sutton Bridge Parish Council - No observations/comments.

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.

1. There is no alteration to the site boundary;
2. The proposal would not conflict with development plan policies;
3. The proposal would not effect neighbouring residents to a greater degree, including lack of privacy, overshadowing, overbearing effect, noise and disturbance, etc.
4. The proposal would not be contrary to any specific condition;
5. The approved footprint would not be moved;
6. The height remains the same;
7. The amendment is considered acceptable in terms of potential overlooking issues;
8. The revisions are considered to be minor and would not fundamentally alter the design of the dwellings.
9. The proposal is satisfactory in this respect.

Conclusion

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