

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.
24/00359/ANMCASE OFFICER
Bob MellingDATE
8th May 2024**Address:** 1 Tonge Hall Close, Middleton, M24 2TT**Proposal:** Application for non-material amendment to planning application 21/00901/HOUS (First floor side and rear extension including front dormer) to enlarge the window to the rear extension.

PUBLICITY	Weekly list expired?	N/A	Site notice expired?	N/A
	Neighbour letters expired?	N/A	Press Notice expired?	N/A

DELEGATION	Significant departure from local plan?	N	Contrary to national policy?	N
	Applicant a Council Member or officer?	N	Contrary to previous decision?	N
	Major with 10 or more objections and recommending approval?	N	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N/A
	Neighbour comments received?	N/A

EIA	Screening opinion completed and saved to Onbase?	N/A
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CONDITIONS	Pre-commencement conditions proposed?	N/A
	Pre-commencement conditions agreed (or notification period expired)?	N/A

RECOMMENDATION	GRANT SUBJECT TO CONDITIONS
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CHECKED AND SIGNED OFF BY: RC DATE: 16/04/5/2024

SITE

This application refers no. 1 Tonge Hall Close, a semi-detached property located in a residential area of Middleton.

PROPOSAL

The application seeks a non-material amendment to planning permission 21/00901/HOUS. The alteration would see the enlargement of the proposed first-floor window to the rear. The window dimensions would increase from 1.28m by 0.87m to 3.10m by 1.70m.

RELEVANT PLANNING POLICY

Legislation

Town and Country Planning Act 1990 – Part III Section 96A

National Guidance

National Planning Policy Framework (NPPF) – December 2023

National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

21/00901/HOUS First floor side and rear extension including front dormer
Grant subject to conditions

CONSULTATION RESPONSES

Not Applicable.

REPRESENTATIONS

In line with the Council's code of publicity for this level of application, no letters of notification were issued.

ANALYSIS

Paragraph 002 to section 17a of the National Planning Practice Guidance (NPPG) states that:

'There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990'.

Therefore, the purpose of the application is to seek the Council's determination as to whether the changes to the previously approved plans are sufficiently material in their nature and in the context of the approved development so as to require a fresh planning permission or not. Non-material amendment applications are not an application for planning permission, do not result in the issuing of a new planning permission and relate only to the amendments sought.

The NPPG further adds that the issuing of an approval for a non-material amendment application: 'only relates to the non-material amendments sought and the notice of the decision should describe these. It is not a reissue of the original planning permission, which still stands. The two documents should be read together.'

The application seeks a non-material amendment to planning permission 21/00901/HOUS. The alteration would see the enlargement of the proposed first-

floor window to the rear. The window dimensions would increase from 1.28m by 0.87m to 3.10m by 1.70m.

The enlargement of the proposed rear window is not considered to significantly alter the character and appearance of the approved extension or the wider street scene. In addition, the approved plans identify that this room would be used as a gym and the increased window size would not result in any additional impacts on the amenity of the occupiers or any neighbouring properties.

On this basis, the effects of the proposed amendment to planning approval 21/00901/HOUS would not, either in isolation or combination, materially alter the development's impact in terms of its design, relationship with neighbouring uses or impact on the character and appearance of the surrounding area. The amendment would result in no greater material impact than the development as previously approved and, therefore, constitute a non-material amendment to the original planning permission for the purposes of Section 96A of the Town and Country Planning Act 1990.

RECOMMENDATION: GRANT subject to the following condition:

1. This permission relates to the following plans:-
 - LH & Rear Elevations As Proposed. Drawing no. 030514/21/AP007B
 - First Floor as Proposed. Drawing no. 035014/21/AP010B

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the adopted Rochdale Core Strategy, the saved policies of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Notes for Applicant:

INFORMATIVE:

This decision notice is to be read alongside that issued with planning permission 21/00901/HOUS and all conditions that were imposed on the previous planning permission remain.