

APPLICATION NUMBER: 24/00890/ANM

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.

24/00890/ANM

CASE OFFICER

Sam Yuen

DETERMINATION DATE 04.11.2024 **EXT OF TIME** 28.02.2025

Address: 12 Clarkes Lane, Rochdale, OL12 6PY

Proposal: Application for non-material amendment to planning permission 23/01250/HOUS to add bi-folding doors to the front of the property

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

CHECKED AND SIGNED OFF BY: RK

DATE: 27/02/2025

SITE

The application relates to no. 12 Clarkes Lane, a two-storey semi-detached dwelling located in Spotland.

PROPOSAL

Non-material amendment to planning permission 23/01250/HOUS is sought for the alteration of the ground-floor window of the proposed two-storey side extension to a set of double French doors.

RELEVANT PLANNING POLICY

Legislation

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

National Guidance

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

RELEVANT SITE HISTORY

23/01250/HOUS - Two storey side extension and alterations to rear fenestrations –
Grant subject to conditions

CONSULTATION RESPONSES

N/A

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 proposed amendments comprise the alteration of the ground-floor front window of the proposed side extension to a set of double French doors. Whilst the resultant arrangements of two door openings to the front elevation is atypical for standard residential dwellings, it is considered this alteration would not significantly alter the character and appearance of the side extension or have a considerable impact on the visual amenity of the street scene.
- ☐ On this basis, the effects of the proposed amendments to planning approval 23/01250/FUL would not, either in isolation or combination, materially alter the development's impact in terms of its design or impact on the character and appearance of the surrounding area. The amendments 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 CONDITIONS

1. The permission relates to the following plans:

- ☐ Proposed Floor Plans and Elevations – Drawing no. A102.D received 07/10/2024

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 and the National Planning Policy Framework.

Notes for Applicant:

INFORMATIVE:

This decision notice is to be read alongside that issued with planning permission 23/01250/HOUS and all conditions that were imposed on the previous planning permission remain.

Report Author Sam Yuen