APPLICATION NUMBER: 20/01020/ANM

APPLICATION NUMBER: 20/01020/ANM

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01020/ANM	Majid Mir	16 September 2020

Address: 8 Moorside, Blackstone Edge Old Road, Littleborough, OL15 0JH

Proposal: Application for non-material amendment to planning application 20/00450/HOUS for alterations to size and arrangement of windows to the first floor 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/a	**Called in or Planning Panel objection?**	n/a

COMMENTS	**Planning Panel comments received?**	N
	Neighbour comments received?	N

EIA	**Screening opinion completed and saved to Onbase?**	n/a

CONDITIONS	**Pre-commencement conditions proposed?**	N
	Pre-commencement conditions agreed (or notification period expired)?	n/a

RECOMMENDATION	**Grant**

CHECKED AND SIGNED OFF BY: KN **DATE: 16/09/2020**

SITE

The application relates to a semi-detached property in Littleborough. The property is considered a corner plot due to its positioning between Moorside and Blackstone Edge Old Road. The property is orientated away from the main road and instead faces towards MonaCliffe Care Home and small private car park separates the care home from the Moorside houses. The property is also set in from the street scene so that it is not a significant feature.

PROPOSAL

Planning permission was granted in May 2020 for a first floor extension over an existing single storey side extension (ref: 20/00450/HOUS). The application seeks permission for a non-material amendment to that permission comprising of the insertion of an additional window to the front of the extension, a larger window that would be repositioned on the side elevation, and reducing the size of one of the windows on the rear elevation of the extension. All of the windows are on the first floor of the extension.

RELEVANT PLANNING POLICY

National Guidance

National Planning Policy Framework (NPPF) – February 2019

National Planning Practice Guidance (NPPG)

Adopted Rochdale Core Strategy (CS):

Unitary Development Plan (UDP):

Supplementary Planning Documents (SPD):
Supplementary Planning Guidance note 'Guidelines and Standards for Residential Development' (June 2016).

RELEVANT SITE HISTORY

20/00450/HOUS - First floor extension over existing single storey side extension - Grant subject to conditions

82/D14129 - Single Storey Extension To Side Of Dwellinghouse - Grant subject to conditions

CONSULTATION RESPONSES

Not applicable.

REPRESENTATIONS

In line with the Council's code of publicity for this type of application, no letters of notification were issued. No representations have been received.

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 permission 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 issuance of a new planning permission and relate only to the amendments sought.

Paragraph 008 to section 17a of the NPPG states that in making decisions on non-material amendment applications, the local planning authority must have regard to:
'the effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.'

Paragraph 011 to section 17a of the NPPG states 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.'

Section 96A of the Town and Country Planning Act 1990 also allows for new conditions to be imposed, or existing conditions to be removed or altered in the issuing of a decision for a non-material amendment application.

The appearance of the building will remain mostly unchanged in terms of size, height, design. The proposed amendments are minor and will have a limited difference in visual impact when viewed from the street scene. Furthermore, it is not considered that there would be any material impact to neighbour amenity. Therefore, both in isolation and cumulatively, it is considered that the proposed amendments 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 decision relates to the following plans:

    - Site Location plan, site plan, proposed plans and proposed elevations. Drawing number: AAR-P1-XX-XX-A-0003 B. Dated: March 20202

and the development shall be carried out in complete 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 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 20/00450/HOUS and all conditions that were imposed on the previous approval remain, except for those explicitly varied by the conditions attached herein.

Report Author Majid Mir