APPLICATION NUMBER: 20/01428/ANM

DELEGATED DECISION CHECKLIST AND REPORT

APPLICATION NO.	CASE OFFICER	DATE
20/01428/ANM	Richard Whittaker	08 December 2020

Address: 10 Cranbourne Road Rochdale OL11 5JD

Proposal: Application for non-material amendments to planning permission 20/00272/HOUS for the application of K Render to the rearmost elevation of the single storey rear extension.

PUBLICITY	**Weekly list expired?**	Y	**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
	Neighbour comments received?	N/A

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 Subject to Condition**

CHECKED AND SIGNED OFF BY: AT DATE: 18.12.2020

SITE

The site is situated within a residential area to the south of Bamford. The locality exhibits a dominant theme of two-storey detached dwellings which feature a combination of brick and K Render cladding. The application dwelling accords with these surroundings.

The application dwelling has permission for the erection of a single storey rear extension which was granted under 20/00272/HOUS.

PROPOSAL

The application seeks amendments that would finish the rear elevation of the single storey rear extension as approved under 20/00272/HOUS with K Render (matching the cladding to the front of the dwelling) rather than red brick as approved.

RELEVANT PLANNING POLICY

National Guidance

Section 96A of the Town and Country Planning Act 1990

National Planning Practice Guidance (NPPG). The government published its PPG on 6 March 2014 which is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the NPPG or other national advice in the Analysis section of the report, where appropriate.

RELEVANT SITE HISTORY

20/00272/HOUS - Two storey side and single storey rear extensions including part render to front elevation and installation of additional windows to west facing elevation - Resubmission of 19/00998/HOUS – Approved 07.05.2020

19/00998/HOUS - Two storey side and single storey rear extension following demolition of existing single storey side extension, formation of new window openings on the other existing side elevation at ground and first floor levels and application of external render to front elevation – Refused 11.11.2019

CONSULTATION RESPONSES

N/A

REPRESENTATIONS

N/A

ANALYSIS

The PPG states that there is no statutory definition of ‘non-material’ in respect of non-material minor amendments. 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. This stipulates that 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.

Section 96A of the Town and Country Planning Act 1990 states that in deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under S96A (as a NMA), on the planning permission originally granted.

In the context of the proposal that currently benefits from Planning Permission 20/00272/HOUS, it is not considered that the changes contained within this proposal would result in a materially different proposal; the proposed alterations would switch the approved rear red brick for K render. This is not recognised to result in a material alteration to the approval, particularly as this would not be visible from public viewpoints. Full details of the colour and finish are required to be submitted under condition 3 of the previous permission.

As such the LPA is satisfied that this amendment would not have any material effect on the planning permission originally granted.

RECOMMENDATION

GRANT subject to the following condition:

1. This decision relates to the following drawings :-

   - Existing and Proposed Site Plans – Drawing No. 14.107.3A
   - Proposed Elevations – Drawing No. 14.107.SC5.2

   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 policies of the Rochdale Unitary Development Plan and the National Planning Policy Framework.

Notes for Applicant:

This decision notice is to be read alongside that issued with planning permission 20/00272/HOUS.

Report Author Richard Whittaker