

DELEGATED ASSESSMENT

Application no: PA/2021/1709

Proposal: Application for a non-material amendment to PA/2020/75 for the addition of a canopy

Location 3 Holstein Drive, Bottesford, Scunthorpe

Applicant Carl Johnstone

Officer: Mark Niland

Legislation:

Town and Country Planning Act 1990 Section 96A

The Development Management Procedure Order 2015 (as amended) Article 10

CONSULTATIONS:

As an application for a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.

In this instance given the nature of the amendment involved the proposal is not considered to require a scheme of consultation.

PUBLICITY:

Article 10 of the Development Management Procedure Order 2015 sets out the procedural framework for Non-Material Amendments. As an application for a non-material amendment is not an application for planning permission, the normal provisions relating to notification do not apply.

Paragraph 3 is relevant to publicity, it states "At the same time as making that application the applicant must give notice to any person (other than the applicant) who is an owner of the land to which the application relates or a tenant of an agricultural holding any part of which is comprised in the land to which the application relates, stating—

(a) what the application is for and where the person can view a copy of it; and

(b) that any representations about the application must be made to the local planning authority within 14 days of the date when the notice is given

The applicant within section 4 of the planning application form 'Eligibility' has declared an interest as well as stating that they/ or the persons who behalf they are acting on are sole owners. Therefore notification under Article 10 is not required in this instance given the effects of the NMA are only relevant to the site under the applicants ownership.

Assessment

The applicant has put forward the proposed changes:

- Extend Canopy along principal elevation

The applicant seeks the above changes to the previously approved scheme. The change that would have a limited impact upon the dwelling itself as well as the street scene. The proposed front canopy would be located over the existing bay and whilst projecting into the cul-de-sac would have a limited impact upon its character over what has been previously approved. Material are also to match those that have been previously approved.

Therefore the application is considered to represent a non-material change to what has already been previously approved and so granted

RECOMMENDATION: Approve NMA