

DELEGATED ASSESSMENT

Application no: PA/2025/1034

Proposal: Application for a non-material amendment to PA/2024/1208 namely to increase window size in bedroom 4

Location: 12A Stuart Close, Yaddlethorpe, Bottesford, SCUNTHORPE, DN17 2RL

Applicant: Miss Laura Willsmore

Officer: Georgina Hopwood

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.

MATERIAL CONSIDERATIONS:

The proposal is seeking a non-material amendment to PA/2024/1208 which was granted permission to erect a two-storey rear and single-storey side extension. The application seeks an amendment to the improved plans to increase the window size in bedroom 4 which faces northeast from the rear elevation of the property. The submitted plans show that the new window would be approximately 0.65m wider than the window approved in the previous application.

The proposed window reflects a similar form and design to the other windows on the rear elevation. It will not result in any harm to the character or appearance of the dwelling or the wider area, will not adversely affect the amenity of neighbouring properties, and will have no impact on the materials approved under PA/2024/1208.

In conclusion, this application has been considered in accordance with Section 96A of the Town and Country Planning Act and the proposed amendments are considered appropriate for approval as non-material to planning permission to PA/2024/1208.

Overall, in this instance it is considered the amendments being sought are minor and are therefore acceptable as a non-material amendment to the approved plans.

RECOMMENDATION: Approve