Planning application no. 2023/05070

Description – Non Material Amendment to 20/06524/FUL - Original design stated vertical cladding to the west and south elevation. Requested amendment it to change to horizontal cladding for the same 2 elevations.

Site address – Court Hay, Lower Road, Charlton All Saints

This application has been submitted under the provisions of S.190 of the Planning Act 2008, which inserts S.96a into the Town and Country Planning Act 1990, for a Non-Material Amendment to the approved plan. This Council has to determine whether the proposed change is 'material' and in this determination regard must be had to the effect of the change. To be acceptable as a non-material amendment the change must be non-controversial, not affect neighbours or change the substance of the application.

The site, the subject of this application, is a residential dwelling set amongst othe dwellings in the hamlet of Charlton All Saints. Planning permission was granted subject to conditions for the construction of a garage with room over and link to the dwelling, relocation of the access, including location of oil tank to front of garage under ref. no. 20/06524/FUL, condition 2 specifying the approved plans. This NMA application requests minor amendments to the approved plans.

The proposed changes are;

- To use horizontal timber boarding to the west and south elevation of the garage in place of the originally specified vertical timber cladding.

The colour and texture of the timber cladding will be as the original plans, just with a change of direction of the cladding. This is considered to be a minor visual change that will not have an impact on neighbours or the street scene.

The amendment is therefore considered to be non-material to the planning permission as originally granted and is therefore acceptable as a Non-Material Minor Amendment.

The application is therefore recommended for approval.

Recommendation: Grant, subject to the following conditions:

1) The development hereby permitted shall be carried out in accordance with the following approved plans:

   Revised cladding details, received on 23rd June 2023

   REASON: For the avoidance of doubt and in the interests of proper planning.