Planning application no. 2023/05208

Description – Non Material Amendment to PL/2021/09950 (Remove the side extension from the proposal).

Site address – 71 Wain-A-Long Road, Salisbury, SP1 1LW

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 semi-detached dwelling set amongst other similar dwellings within the urban area of Salisbury . Planning permission was granted subject to conditions for the erection of a single storey rear extension following the demolition of the existing rear extension being used as a store under ref. no. 2021/09950, condition 3 specifying the approved plans. This NMA application requests minor amendments to the approved plans.

The proposed changes are;

- To remove the single storey side extension from the proposal.

The proposal will retain the existing side elevation around the rear door to the property as it is at present, and the rear single storey extension will be constructed as previously approved. 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:

   Proposed Plans and Elevations – Drawing no. 1319/02 Rev J, received on 28th June 2023

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