CASE OFFICER'S REPORT

Application Reference:	PL/2023/09623
Application Type:	Non-Material Amendment
Site Inspection:	
Consultation ends:	07 November 2023
Case officer:	Clare Wood

Site Address:	Land adjacent to St Marys, Church Road, Woodborough, Pewsey, SN9 5PH
Proposal:	Non material Amendment to PL/2021/05296
Recommendation:	Approve with Conditions

Planning permission was originally granted under reference PL/2021/05296 for the construction of a 3 bed dwelling and garage/workshop with associated access and landscaping at St Marys, Church Road in Woodborough.

The non-material amendment applied for in this instance requests the addition of a window to the south elevation (ground floor) of the Family Room, alongside the reduction in size of the approved window to the east elevation of the Family Room (ground floor).

The request has been assessed against the Guidance for Non Material Amendments published by Wiltshire Council. The proposed changes are considered inconsequential in relation to the original permission. The changes would alter the appearance of the dwelling but this would be in a positive way which would not result in any detrimental impact either visually or in terms of amenity. The proposal also does not disadvantage the interests of any third-party body who participated in or were informed of the original decision. The proposal is not contrary to any planning policy.

The proposed alterations to fenestration to planning permission PL/2021/05296 are considered a minor visual change that would not impact on neighbour amenity or the overall street scene. It is therefore considered that the amendments are non-material and are thereby recommended for approval.

The condition wording is therefore recommended to be altered to:

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

Drg No. 1 Rev A – Location Plan
Drg No. 3 Rev B – Site Plan
Drg No. 4 Rev E – Proposed Site Plan
Drg No. 23_137 P02 – Proposed Floor Plans received 7th November 2023
Drg No. 23_137 P03 – Proposed Floor Plans received 7th November 2023
Drg No. 7 – Proposed Garage Details
Drg No. 8 Rev A – Visibility Splays

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

Conditions: (1)

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