CASE OFFICER'S REPORT

Application Reference:	PL/2023/09505
Application Type:	Non-Material Amendment
Site Inspection:	
Consultation ends:	02 November 2023
Case officer:	Helena Carney

Site Address:	Land North of Turf Run, Aldbourne Road, Baydon, Wilts
Proposal:	Non-Material Amendment to PL/2022/09314 - Height of the main building reduced, metal-clad part of garage omitted and reduction to footprint of main building and garage building
Recommendation:	Approve with Conditions

Planning permission was originally granted under planning reference PL/2022/09314 for the erection of new dwelling and outbuilding, hard and soft landscaping, the creation of a new access onto Aldbourne Road and associated works.

The non-material amendment applied for in this instance requests the following key changes:
• Reduction in height of the main building;
• Metal-clad part of garage omitted; and
• Footprint of main building and garage reduced.

Due to the number of alterations proposed it is considered borderline whether the amendments being sought are non-material. However, the changes sought whilst numerous, are relatively minor and do reduce the scale of development of the proposed scheme. It is considered that they would have no significant material effect to the general design or visual impact that the development has already gained consent for. The revised scheme is therefore considered an acceptable minor alteration to the approved built form in this instance.

The amendments would result in a change to the visual appearance of both the garage and main building by virtue of a reduction in built form. However, the amendments are not considered to result in any detrimental impact in terms of visual amenity, neighbour amenity or upon the wider street scene. 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 Policy of the Council.

The proposed alterations to planning permission PL/2022/09314 are therefore considered non-material and are thereby recommended for approval.

Conditions: (1)

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

388 - OBA - 00 - ZZ - DR - A - 0100 - P09 , Location & Block Plan
388 - OBA - 00 - ZZ - DR - A - 0102 - P11, Site Plan Proposed
388 - OBA - 00 - GF - DR - A - 0267 - P09, Silver bug Ground and lower ground floor
388 - OBA - 00 - R1 - DR - A - 0268 - P09, Roof Plan
388 - OBA - 00 - ZZ - DR - A - 0363 - P09, S-01 Building Section Proposed
388 - OBA - 00 - ZZ - DR - A - 0453 - P09, West Elevation
388 - OBA - 00 - ZZ - DR - A - 0454 - P09, North Elevation
388 - OBA - 00 - ZZ - DR - A - 0455 - P09, East Elevation
388 - OBA - 00 - ZZ - DR - A - 0456 - P09, South Elevation
388 - OBA - 00 - ZZ - DR - A - 0457 - P11, Garage Elevations
1030-MP-01 Revision C, Landscape Masterplan

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