

APPLICATION FOR A NON-MATERIAL AMENDMENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/00282
APPLICATION TYPE:	NON-MATERIAL AMENDMENT
SITE ADDRESS:	Lordswood House, Commonwood Lane, Sherston, Malmesbury, SN16 0PX
DEVELOPMENT DESCRIPTION:	Non-material amendment to vary cladding colour
RECOMMENDATION:	That the non-material amendment be GRANTED

PROPOSAL

This application seeks to change the colour of the facing materials of a proposed building to be used for forestry from Forest Green (as approved) to Olive Green (as now proposed).

No changes to the external dimensions, or any other details, of the building are proposed.

PLANNING HISTORY

Prior Approval was granted for the building the subject of this application under application PL/2025/06079: 'Forestry storage building'.

RELEVANT LEGISLATION AND GUIDANCE

Town and Country Planning Act 1990 (as amended):

- Section 96A: This section provides the legal basis for non-material amendments to an existing planning permission. It allows Local Planning Authorities (LPAs) to make changes to a planning permission without the need for a new application, provided that the changes are considered to be "non-material."
- The Act does not define "non-material," and it is at the discretion of the LPA to determine whether a proposed amendment qualifies as such, considering the specific context of the development and its impacts.

CONSULTATION

As an application for a non-material amendment is not a full planning application, the provisions under the Town and Country Planning (Development Management Procedure) (England) Order 2015 relating to statutory consultation and publicity do not apply. Consequently, local planning authorities have discretion regarding whether and how to inform interested parties or seek their views.

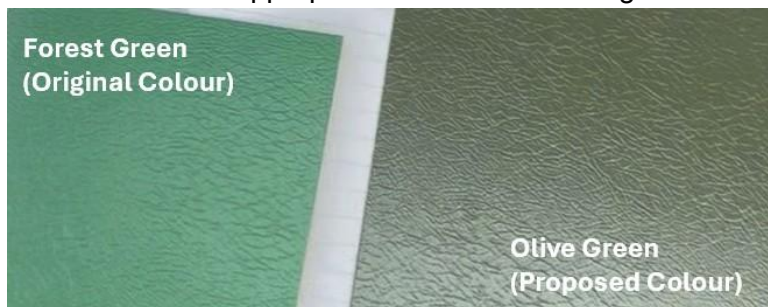
Given that the changes proposed are by definition non-material, consultation or publicity are typically not required. Additionally, as the proposed amendments are minor in nature, there are generally no significant effects that would necessitate consideration under the

Environmental Impact Assessment Regulations 2011. In this instance, it has not been considered necessary to consult.

ASSESSMENT

Non-material amendments are changes that do not significantly alter the scheme's overall impact. They can involve minor adjustments to the design or other aspects of the development but should not fundamentally change its character, scale, or overall effect on the surrounding area.

The proposed change in colour of the facing material is not considered to deviate from that previously considered and approved to a degree which would be considered 'material', and the tone remains appropriate for the rural setting of the building.



CONCLUSION

In conclusion, based on the assessment, it is recommended that the non-material amendment application be granted.

SUMMARY OF REASONS FOR RECOMMENDATION:

The proposed changes are considered to be minor and non-material in nature for the following reasons:

The proposed change in colour of the facing material is not considered to deviate from that previously considered and approved to a degree which would be considered 'material', and the tone remains appropriate for the rural setting of the building.