

APPLICATION FOR A NON-MATERIAL AMENDMENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01138
APPLICATION TYPE:	NON-MATERIAL AMENDMENT
SITE ADDRESS:	1 Priory New Road, Corsham, SN13 0AZ
DEVELOPMENT DESCRIPTION:	Non-Material Amendment to planning application PL/2024/04749 - To use a colour-through render on the north-east gable elevation, replacing the approved natural stonework.
RECOMMENDATION:	That the non-material amendment be GRANTED

PROPOSAL

The non-material sought is to planning permission PL/2024/04749 which granted planning permission for two storey rear and side extensions with further internal alterations to create more liveable accommodation. The non-material amendment seeks to change the external materials to the NE gable elevation to replace the approved natural stonework with cream coloured render. The approved footprint, appearance and arrangement of the approved extensions are not proposed to be altered from that of the approved scheme.

PLANNING HISTORY

PL/2024/04749 - Demolition of 2-storey rear extension and single storey garage to facilitate new 2-storey rear and side extensions with further internal alterations to create more liveable accommodation - APPROVED 10.01.25

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 inserts below demonstrate the as-approved appearance of the NE side elevation in comparison to the amended proposal. The overall footprint, layout and dimensions of the proposed elevations will remain as approved, with the non-material amendment sought relating solely to the finishing materials of the external elevation. The proposed elevation confirms where the render is proposed to be applied to side of the gable.



As Approved NE Elevation
under PL/2024/04749



As Proposed NE Elevation subject to
Non-Material Amendment

The proposed render is to be applied solely to the upper section of the NE gable, effectively to the first floor section. The remaining lower section of the side elevation is to be finished in Cotswold stone, as per the approved scheme.

The existing building is constructed from bathstone, with the original scheme initially proposed buff-coloured bricks which was deemed unsuitable for this particular location. The scheme was subsequently altered and approved to utilise Cotswold stone with ashlar quoins.

The use of roughcast cream render does introduce a new material to the existing palette of the building, however is not considered to result in an incongruous appearance when read in context to the existing building and its setting. The location of the NE elevation is largely concealed from public view, owing to its position set back from the main road and with surrounding established landscaping adjacent to the site. The render is considered to compliment the appearance of the existing dwelling and is sympathetic to the overall character and appearance of the location and the surrounding area. Furthermore, the proposed change to materials is not considered to result in unacceptable visual impact to the main dwelling or the surrounding streetscene.

The rear garden boundary is in close proximity to the Corsham Conservation Area, which includes the historic properties along Priory Street to the west of the application site. The proposed amendment relates solely to the north-east elevation and will be largely screened from view from these properties and from the Conservation Area more broadly. The design and revised materials are considered to be appropriate to the setting and given the close proximity, are not expected to result in any harm to the character or appearance of the Conservation Area

With regards to residential amenity, the proposed dimensions, mass and fenestration of the extension are not proposed to alter from the approved scheme, therefore the amendment is not considered to result in unacceptable impact to the residential amenity of the adjacent and surrounding neighbouring properties.

The non-material amendment sought maintains the integrity of the original approved development, as the proposed changes broadly align with the original design principles and objectives of the original permission. Therefore, the amendments sought complies with CP11, CP57 and CP58 of the adopted Wiltshire Core Strategy, Policy HE1 of the Corsham Neighbourhood Plan, the Corsham and Wiltshire Design Guides, Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, Sections 12 and 16 of the NPPF, and other relevant planning documents policy and legislation.

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 as the alterations maintain the overall integrity of the approved development, whilst it is not proposed to alter the approved dimensions, arrangement or fenestration of the approved scheme. Given the non-material amendment solely seeks to amend the approved external materials to the NE elevation of approved extension, the proposed amendment is not considered to result in

unacceptable visual impact to the main property or the surrounding area. Additionally, the proposed amendments do not result in any additional overlooking, overshadowing or loss of privacy and therefore does not result in any unacceptable impact on the residential amenity of the surrounding properties.

For these reasons, the proposed revisions are considered **non-material** and are acceptable within the scope of a Non-Material Amendment under Section 96A of the Town and Country Planning Act 1990.

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

Drawing 281.3.000 C - Revised Site Location Plan - 1:1250 Scale
Received 10th October 2024

Drawing no. 281.3.012 B Existing Roof Plan
Drawing no. 281.3.010 B Existing Plans 1
Drawing no. 281.3.011 B Existing Plans 2
Drawing no. 281.3.020 B Existing Elevations 1
Drawing no. 281.3.021B Existing Elevations 2
Received 22nd May 2024.

Drawing 281.3.100 Rev D - Proposed site and parking plan
Drawing 281.3.110 Rev D - Proposed Ground Floor Plans
Drawing 281.3.111 Rev D - Proposed First and Second Floor Plans
Drawing 281.3.112 Rev D - Proposed Roof Plan
Received 28th October 2024.

Drawing 281.3.120 Rev E - Proposed NE and NW Elevations
Drawing 281.3.121 Rev E - Proposed SE and SW Elevations
Received 20.02.26

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