

APPLICATION FOR A NON-MATERIAL AMENDMENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/01770
APPLICATION TYPE:	NON-MATERIAL AMENDMENT
SITE ADDRESS:	Waterdale, East Knoyle, Salisbury, SP3 6BL
DEVELOPMENT DESCRIPTION:	Non-Material Amendment (Change clay plain tile roof to concrete plain tile roof) relating to application PL/2025/02196.
RECOMMENDATION:	That the non-material amendment be GRANTED

PROPOSAL

This non-material amendment is for the proposed change of a plain clay tile roof to a concrete tile roof relating to extant planning permission PL/2025/02196 which allowed for the demolition of an existing stables building and the proposed erection of a garage and workshop building with a studio.

PLANNING HISTORY

- PL/2025/02196 Demolish stables building and erect garage and workshop building with studio over
- PL/2025/02084 Application Approved to Demolish rear lean-to and replace with enlarged lean-to S/2008/0602 (Throdmill Cottage) Application Approved for Two storey extension to cottage, detached garage/carport & extension of pedestrian path to cottage
- S/2001/0149 Application Approved for First floor extension over existing kitchen, detached garage, store and domestic workshop
- S/1987/0583 Application Approved for Extension
- S/81/0991 Application Approved for First floor extension to enlarge bedroom

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.



Extant permission with clay plain tiles



Existing stables building with a corrugated roof

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.

Assessing the Nature of the Amendment:

- **Minor Design Changes:** This nonmaterial application proposes to replace the extant red clay plain tile to a concrete tile. In terms of the impact of the change of roof material, it is not considered that this has an impact on the development's overall appearance and character.

Evaluating Compliance with Planning Policy:

- The proposed changes do not undermine the principles of sustainable development or other policy objectives, such as design quality, sustainability, and amenity.

Impact on the Local Area and Neighbours:

- **Visual and Amenity Impact of Neighbouring Properties:** Although consultation is not usually required, consider whether the amendment could affect neighbouring properties in ways that were not previously assessed. The previous planning application received various objections to the proposed development. However, this application is specifically only regarding changing the roof material from clay tile to concrete tile. It is considered that there is no material change proposed in this non material application which would impact the amenity of the neighbouring dwelling.

Consistency with Original Permission

- **Overall Integrity of the Scheme:** The non-material amendment maintains the integrity of the original approved development. This includes considering whether the changes align with the original design principles and whether the broader objectives of the planning permission remain intact.

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:

This nonmaterial amendment proposes replacing the roof tiles of the approved extant permission from clay tiles to concrete tiles. There are no proposed changes to the scale, height, size or other materials of any of the previously approved works aside from the above. The proposed works can be considered a nonmaterial amendment.

I can confirm that having had regard to the effect of the proposed change, the Council is satisfied that the amendment is not material and accordingly has **APPROVED** the request for a non-material change to the planning permission. Any alterations to the conditions attached to the original planning permission as a result of this change are set out below.

- Revision to roof tiles from red clay tiles to concrete tiles. - **Approved**

This letter acts as official confirmation and therefore I suggest you attach it to the Decision Notice already in your possession.

Please note that this decision relates solely to the change described above. Any other change, regardless of whether or not it is shown on the Non-Material Amendment drawings, is not covered by this decision.