

APPLICATION FOR A NON-MATERIAL AMENDMENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/02617
APPLICATION TYPE:	NON-MATERIAL AMENDMENT
SITE ADDRESS:	Bellway Rowden Park, Land off B4643
DEVELOPMENT DESCRIPTION:	Non-material amendment to PL/2025/03847 (Rowden Park Phase 5) for changes to the façade materials and 'Webster' house type roof lights
RECOMMENDATION:	That the non-material amendment be GRANTED

PROPOSAL

The proposal includes 2 elements to a scheme for 134 dwellings and has been submitted in parallel for an application to similarly amend the adjacent Phase 4 also being delivered by Bellway. Taking both phases in total 225 units are being delivered.

Firstly, the proposal is to remove the dormer windows to the front elevations of all of the Webster house types with a 'modulite' system. This impacts plots 115/116, 159/160, 185/186, 198/199 and 222/223. Some of the Webster plots to the west of phase 4 have already been constructed with the dormers as originally proposed. The Webster plots are semi-detached symmetrical pairs. The change impacts both dwellings within the pair in all cases.



Figure 1: Webster dormer detail as approved.



Figure 2: Webster 'modulite' detail proposed.



Traditional GRP Dormer

ModuLite System

Figure 3: Extract from the manufacturer's website brochure.

In a scheme of 134 dwellings this proposal relates to the front roof of only 10 units.

Secondly, the proposals seek to vary the approved materials at the site. This does not impact the palette of elevational materials, just where those approved details will be applied.

The applicant has set out that 23 plots were rendered or part rendered under the approved plans. This is reduced to 7 units with 2 of the original rendered/part rendered plots remaining as such, and 5 plots becoming rendered. Plots 95, 96, 158, 170, 197, 217 and 220 are now just rendered (green in Figure 5). The effect is that render will be a minority material with the prevailing materials being reconstone to the northern boundary of the site and a varied mix of reconstone and brick throughout the rest of the site.



Figure 4: Approved materials plan.



Figure 5: Proposed materials plan.

PLANNING HISTORY

14/12118/OUT – Mixed Use Urban Extension Comprising Residential (Class C3), Local Centre (Classes A1-A5) and (Classes D1 and D2), Primary School, Public Open Space

Including Riverside Park and Allotments, Landscaping, 4 Vehicular Accesses, Site Roads and Associated Infrastructure. – Approved on 24/03/2017

20/02335/REM - Application (Following Outline Application 14/12118/OUT) for the Approval of Reserved Matters (Appearance, Landscaping, Layout and Scale) for the Erection of 134 Dwellings (Phase 5), Public Open Space, Play Space and Associated Infrastructure and Landscaping. – Approved on 18/03/2025

PL/2025/03847 - Variation of Conditions 3, 9 & Removal of Condition 10 of 20/02335/REM – Approved on 20/08/2025

PL/2026/02616 - Non-material amendment to PL/2024/08632 (Rowden Park Phase 4) for design changes to the Webster House Type - Pending

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.

Turning firstly to the replacement of 10 dormer windows with the 'modulite' system which is akin to a rooflight but that nominally projects. The manufacturer explains that this allows for, amongst of things, greater levels of thermal efficiency, increased internal access to natural lights, and greater potential for roof mounted solar through reduced shading concerns.

In the context of a new build development within a greenfield location the proposed revisions don't pose any significant concerns in what is a new character area and that isn't having to respond to the existing built environment. The change would not impact the relationship with the surrounding new build properties. Given this consideration of character and amenity; and the scale of change it isn't considered that the proposed amendment would have a material effect even when considered against relevant policies. Furthermore, the proposal would not impact the integrity of the original approved development.

Turning secondly to the proposed changes to the proposed wall materials in the development. This is a matter that would in most cases be subject to a discharge of condition application (or revised discharge post commencement), but here the mechanism is not available because the detail was not conditioned. Rather details were approved in the reserved matters application.

The proposals would continue to have broad compliance with the approved materials plan at Figure 4. The changes to materials would not introduce any new or unplanned materials to the scheme. The changes would simply apply the materials to the walls in a different way. As such, developments would remain visually integrated through shared materials palette.

The proposals would reduce the amount of render within the development. Render generally is considered to be an inferior material in development and so this can be considered positively. The use of 2 different materials on the walls of the houses remains a part of the design strategy, it is now being used more sparingly.

Furthermore, a range of housebuilders are involved in Rowden Park and Showell Nurseries (sites adjoining phases 4 and 5). Each of the housebuilders have taken subtly different approaches in their respective developments e.g. Redcliffe phase 3 and Taylor Wimpey on Showell Nurseries.



Figure 6: Extract of approved materials for Rowden Park Phase 3 to the north and being delivered by Redcliffe Homes. This shows a dominance by reconstone, sparing use of brick and nominal use of render.



Figure 7: Extract of approved materials for Showell Nurseries to the south and west; being delivered by Taylor Wimpey. This shows a preference toward reconstone, secondary use of brick, including as a detail to some render properties and a very small minority of units as render only.

This proposed change would be a minor non-material change to the design strategy rather than a substantive change that alters the original design principles beyond what has been approved elsewhere in the Rowden Park/Showell Nurseries developments.

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 proposals involve swapping 10 dormers for a new 'modulite' system; and changing how the approved materials palette will be applied to the external walls in the development. This will not impact the planning use, nor the original design principles of this greenfield development surrounded by subtly different phases at Rowden Park and development at Showell Nurseries. These proposed amendments are considered to be non-material.