

APPLICATION FOR A NON-MATERIAL AMENDMENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/03396
APPLICATION TYPE:	NON-MATERIAL AMENDMENT
SITE ADDRESS:	4 Kingsdown Grove, Kingsdown, Corsham, SN13 8BN
DEVELOPMENT DESCRIPTION:	Non-material amendment for PL/2025/06275 to change the window size and material.
RECOMMENDATION:	That the non-material amendment be GRANTED

PROPOSAL

The non-material sought is to planning approval PL/2025/06275 which granted permission for a new window opening to the rear of the property. The non-material amendment seeks to change the proposed dimensions of the window, broadly from a rectangular window to a square window, however still positioned centrally on the rear elevation in the same location as the previous approval. Additionally, it is proposed to alter the finish of the window from anthracite grey to white UPVC. As per the previous approval, the window would be a single fixed-shut window.

PLANNING HISTORY

Proposal / Summary

**14/04225/FUL - Extensions & Alterations Including New Parking Arrangements –
APPROVED 17.06.2014**

**17/09651/FUL - Retrospective planning permission for creating a parking area –
APPROVED 08.11.2017**

N/79/0995/F – Extension – APPROVED 13.08.1979

PL/2025/06275 – New window opening in rear of property – APPROVED 05.09.2025

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

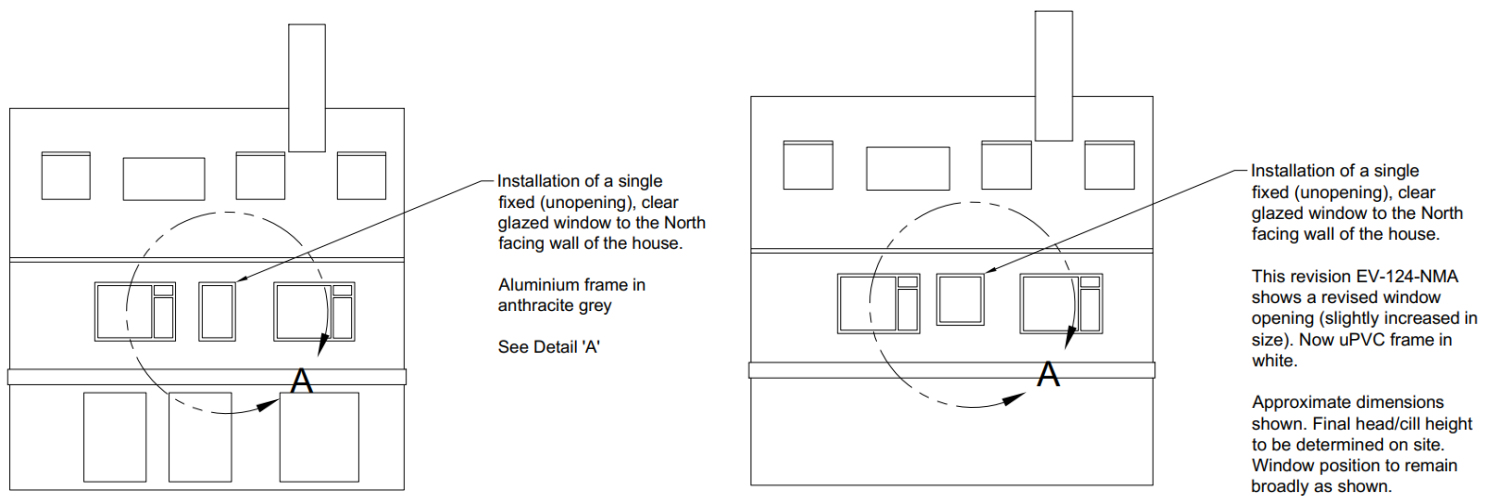
As an application for a non-material amendment is not a full planning application, the provisions under the Town and Country Planning (Development Management Procedure) (England) Order 2015 relating to statutory consultation and publicity do not apply. Consequently, local planning authorities have discretion 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 rear elevation, in comparison to the amended proposals. As demonstrated, the plans below illustrate that the proposed window would still be inserted in the same location across the rear façade, positioned between two existing first floor windows. The proposed window would be of overall altered dimensions and appearance (owing to the original anthracite grey window being changed to white UPVC).



Approved Rear Elevation under PL/2025/06275

Proposed Alteration Subject to Non-Material Amendment

Whilst the proposed amendment seeks an alteration to the overall type and finish of window in comparison to that which was originally consented, it is considered that the replacement window still remains sympathetic to the overall appearance and character of the dwelling and remains broadly consistent with the as-approved scheme. The alteration from grey anthracite to a white UPVC window unit would still be harmonious to the existing appearance of the rear façade of the building and remains consistent with the existing material palette of the building, whilst not considered to result in unacceptable visual impact the main dwelling or surrounding area. The alteration of window type and finish is not considered to result in an incongruous appearance when read in context to the existing building and its setting.

The proposed window would still be inserted in the same location across the rear façade and would not result in any increase in fenestration to that which was previously approved, thereby not resulting in increased overlooking or loss of privacy to neighbouring properties and as such, the amendment is not considered to result in unacceptable impact to the residential amenity of the adjacent and surrounding neighbouring properties.

Whilst it is acknowledged that the property is situated within the North Wilts Green Belt and Cotswolds National Landscape, by reason of its scale, siting and design, the proposed works would not contribute or give rise to unacceptable harm or visual impact to this vicinity and, more broadly, would not harm the special qualities or scenic character of the Cotswolds National Landscape. Furthermore, given that no floor area or further alterations are proposed and the window is to be located at the rear of the property at an elevated position away from public vantage points from the road, it is considered that the proposed replacement window will not result in substantial harm or impact to the Green Belt.

The application site is located within the buffer zone of the Bath and BOA Bat SAC. However, upon initially visiting the site, the condition of the property, as well as the roof and roof tiles was noted so as to ascertain whether there would be a likelihood of the presence of bats. Since the current condition is good, with no apparent damage or means of entry for bats to create a habitat within the roofspace of the property, it is considered that the proposal would not have any negative impact on the SAC, and will meet with the requirements of policy CP50 to the Wiltshire Core Strategy and relevant legislative duties.

Therefore overall, the non-material 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 CP50, CP51 and CP57 of the adopted Wiltshire Core Strategy, the Cotswold National Landscape Management Plan, the Wiltshire Design Guide, Section 12 and other relevant provisions within 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 maintains the overall integrity of the approved development. Given the non-material amendment solely seeks to amend the approved window type and finish, 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. Lastly, it is considered that the proposed amendment would not result in substantial harm or impact to either the Cotswolds National Landscape or the North Wiltshire Green Belt.

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:

EV-124-NMA Rev 3 – Proposed Alterations and Elevations received 28.05.26

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