

APPLICATION FOR A NON-MATERIAL AMENDMENT DELEGATED REPORT

APPLICATION REFERENCE:	PL/2026/03035
APPLICATION TYPE:	NON-MATERIAL AMENDMENT
SITE ADDRESS:	9 Orchard Road, Corsham, SN13 0DJ
DEVELOPMENT DESCRIPTION:	Non-material amendment on PL/2026/00615 to fit small velux window in existing hallway porch roof
RECOMMENDATION:	That the non-material amendment be GRANTED

PROPOSAL

The application seeks a non-material amendment to planning permission PL/2026/00615, which granted consent for a single-storey side extension and an extended porch.

The proposed amendment comprises the installation of a rooflight (Velux window) within the existing porch roof serving the hallway. No details have been provided regarding the dimensions, design, appearance or materials of the proposed rooflight.



Approved Front Elevation under PL/2026/00615



Proposed Front Elevation

PLANNING HISTORY

Planning Reference	Proposal / Summary	Decision
PL/2026/00615	Single story side extension with extended porch	Approved March 2026
PL/2025/06966	Side Ground Floor Extension with Pitched Roof and Front Porch	Refused October 2025
PL/2024/05415	Side extension with two velux windows and extend the porch	Refused January 2025
N/95/01008/FUL	Extension to kitchen/porch and new vehicular access/driveway extension/vehicular access	Approved June 1995
N/83/0241/F	Erection of garage and alterations to means of access	Approved March 1983
N/82/0922/F	Single storey extension to dwelling	Approved August 1982

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 non-material amendment relates to an alteration to the front elevation of the proposed extension through the installation of a rooflight within the porch roof.

The permitted development is typical of domestic extensions to modern dwellinghouses, and the insertion of an additional rooflight is not considered to be out of character in that context. Indeed, whilst rooflights are not pervasive in the locality (which is defined by modern dwellings of a variety of appearance), neither is such a feature likely to be out of character.

Little information has been supplied as to the detailed design and construction of the rooflight, but in the context of this property and locality, there is not thought to be a need for information to be supplied nor any reason why the application cannot be determined based on the drawings submitted.

The proposed rooflight would constitute a minor design alteration and would not materially alter the appearance of the dwelling. The rooflight would be read as a subordinate addition to the approved development and, given its limited size and location within the porch roof, would not appear visually intrusive, nor would it detract from the character and appearance of the host dwelling or the street scene. Notwithstanding the absence of detailed material specifications, the limited scale of the rooflight is such that the amendment would not materially affect the appearance of the approved development.

In terms of residential amenity, the proposal would not result in any additional opportunity for overlooking, loss of privacy, loss of light or overbearing impact to neighbouring occupiers. The rooflight would serve the existing hallway area and, due to its position within the porch roof, would not result in an unacceptable impact on neighbouring residential occupiers.

The amendment would not alter the approved footprint, scale, height or massing of the development and would not give rise to any new planning considerations that were not previously assessed as part of the original application. Furthermore, the proposed changes do not result in impacts of a nature or scale that would warrant re-consultation.

Little information has been supplied as to the detailed design and construction of the rooflight, but in the context of this property and locality, there is not thought to be a need for information to be supplied nor any reason why the application cannot be determined based on the drawings submitted. It is also noted that, the submitted drawing differs in several respects from that which was approved under PL/2026/00615, returning to a state which was considered under the refused PL/2025/06966 and the earlier PL/2024/05415 applications where the accuracy of the plans were in question. Nevertheless, it appears that the inaccuracies in the current drawing appear to relate to the existing elevations, and with the proposed minor non-material amendment clearly relating to the insertion of a new rooflight alone. For these reasons, it is considered possible to determine the application with no third party interests being prejudiced.

Overall, the proposed amendment would not alter the nature or substance of the approved development and would maintain the overall design approach and integrity of the consented scheme. The amendment is considered to be modest in scale and is non-material to the permitted development approved under planning permission PL/2026/00615.

CONCLUSION

In conclusion, based on the foregoing, it is recommended that the non-material amendment shown on the submitted plan received on 11th May 2026, be approved.