

APPLICATION FOR A NON-MATERIAL AMENDMENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/04740
APPLICATION TYPE:	NON-MATERIAL AMENDMENT
SITE ADDRESS:	33 The Ridings, Kington St Michael, Chippenham, SN14 6JG
DEVELOPMENT DESCRIPTION:	Non-material amendment for omission of single storey extension, change of material on first floor extension from stone to tile and changes to windows/doors relating to reference PL/2025/09431 - Single story side extension and first floor extension
RECOMMENDATION:	That the non-material amendment be GRANTED

PROPOSAL

The non-material amendment sought is to planning approval PL/2025/09431, which granted permission of a single storey side extension and first floor extension. The non-material amendment seeks to alter the external materials of the first floor extension from stone to tile whilst also altering the window and door arrangements. It is also proposed to omit the approved single storey side extension and instead make minor adjustments to the existing lean-to style side element to the building.

PLANNING HISTORY

PL/2025/09431 - Single storey side extension and first floor extension Householder Permission – APPROVED WITH CONDITIONS 30.01.26
--

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.

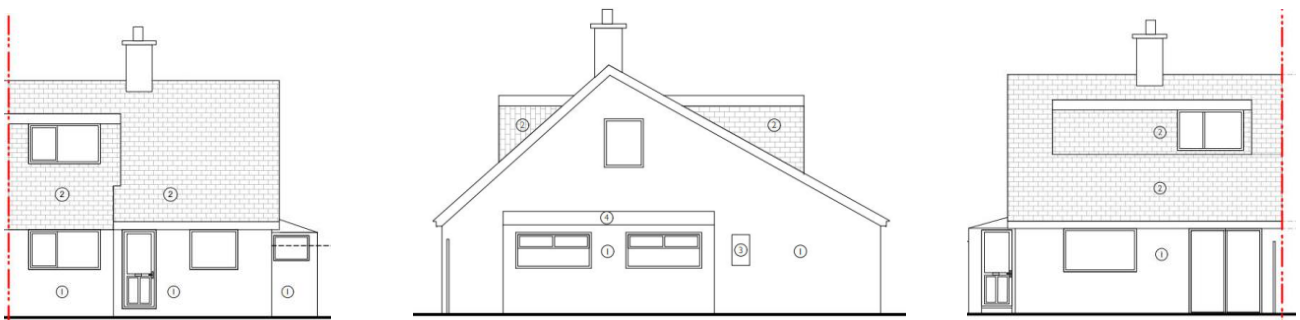
Consequently, local planning authorities have discretion regarding whether and how to inform interested parties or seek their views.

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.

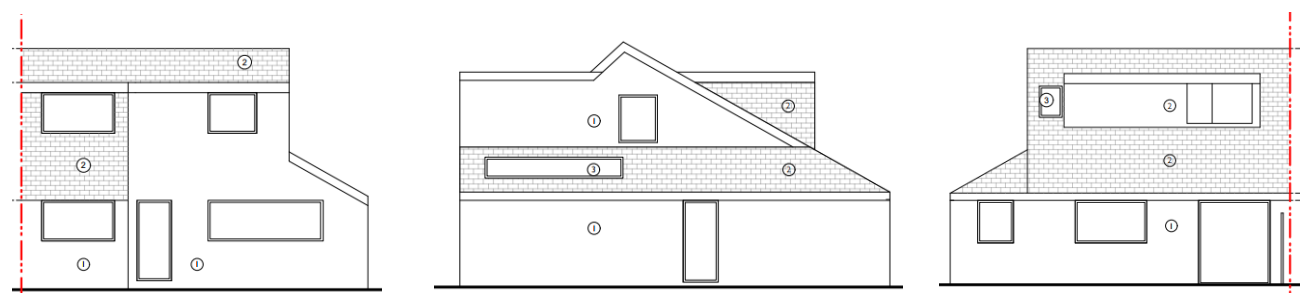
ASSESSMENT

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 extracts below demonstrate the evolution of the property history from the existing appearance and layout, the approved appearance under PL/2025/09431 and the proposed appearance subject to the non-material amendment.



Existing Front, Side and Rear Elevations



As Approved Front, Side and Rear Elevations under PL/2025/09431



Proposed Front, Side and Rear Elevations (Subject to Non-Material Amendment)

Upon assessing the proposed amendments to previous planning approval PL/2025/09431, it has become evident that there was an unfortunate error on the previously approved drawings, in so much as the existing chimney was omitted from the proposed elevational drawings. However whilst this was unfortunate, to confirm, neither the previous approval nor the non-material amendment subject to this assessment proposed/proposes to alter the existing height or positioning of the chimney so it will remain in its existing location.

As demonstrated, the non-material amendment would omit the previously approved single storey lean-to style side extension which would have extended along the entirety of the side wall. Instead, it is proposed to retain the existing lean-to single storey side element to the main building but marginally raise the tiled roof to enable the insertion of a front entrance door in place of an existing ground floor window, whilst the rear entrance door would remain in its existing position. The footprint of the side element would remain as per the existing arrangement with the sole amendments centred around the minor roof alteration and insertion of the additional door.

Turning to the first floor extension, the previous planning approval enabled the removal of the catslide roof element to the principal elevation which allowed the introduction of a small pitched roof which transitioned into a flat roof that projected forward from the main building, retaining the existing overall depth of the dwelling. The rear elevation maintained the existing roof plane, which continued down to the eaves to tie into the hipped rear roof of the new lean-to extension and enabled a consistent eaves line across the full width of the rear elevation.

Under this non-material amendment, it is proposed to retain the overall approved roof form to maintain and respect the overall height and projection, however the removal of the lean-to side extension would enable the side profile to incorporate a greater degree of tiling incorporated to the side elevation on the upper section to visually match the side wall of the dormer window to the rear of the building. In addition, a greater degree of tiling would be incorporated to the upper section on the principal elevation, with the lower sections to be remain in stone as per the existing aesthetic.

In terms of fenestration, the arrangement to the principal elevation would resemble the approved front elevation, with the exception of the insertion of the new entrance door and the enlargement of a ground floor window. The removal of the approved side extension enables the existing fenestration arrangements to remain to the side elevation, whilst the only alteration to the rear elevation is in the form of a ground floor window replaced with a rear entrance door. The proposed alterations do not seek additional or relocated openings with the fenestration arrangements broadly consistent with the approved plans. The outlook of the principal elevation is across open countryside, therefore the proposed enlarged ground floor opening would not result in a perceived increase to or additional overlooking to neighbouring properties.

Overall, it is considered that the proposed amendments are not a substantive change and would remain sympathetic to the overall character and appearance of the dwelling, remaining broadly consistent with the approved scheme. The alterations to external materials to incorporate increased tiling to the front and side elevations remains consistent with the overarching material palette of both the main dwelling and the wider residential development. The proposed alterations are not considered to result in unacceptable visual impact to the

main building or wider surrounding area, with the overall appearance not considered incongruous or unsympathetic to the vicinity. Additionally, the proposed works are not considered to result in unacceptable impact to residential amenity, given that the works would respect the existing separation distances to neighbouring properties and would not include additional or enlarged openings which would result in increased overlooking or loss of privacy.

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 Wiltshire Design Guide, policies DP3, DP4 and P3 and other relevant provisions within the NPPF, as well as 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. The proposed amendment is not considered to result in unacceptable visual impact to the main property or the surrounding area, remaining sympathetic to the overarching character and appearance of the main building and wider residential development. 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:

XXXX.P.101 – Proposed Location Plan received 23.07.26
XXXX.P.210 – Proposed Elevations received 23.07.26
XXXX.P.110 – Proposed Roof and Floor Plans received 23.07.26
XXXX.P.105 – Proposed Site Plan received 23.07.26

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