

APPLICATION FOR A NON-MATERIAL AMENDMENT CASE OFFICER REPORT

APPLICATION REFERENCE:	PL/2026/04942
APPLICATION TYPE:	Non-material amendment
SITE ADDRESS:	Rowden Park, CNSW Phase 5, Patterdown Road, Chippenham
DEVELOPMENT DESCRIPTION:	Non-material amendment to 20/02383/REM to allow minor modifications to the approved plans. The amendments predominantly involve revisions to internal layouts, along with limited changes to window locations on side elevations.
RECOMMENDATION:	That the non-material amendment be GRANTED

PROPOSAL

The proposal seeks to replace or revise several house types and the changes are summarised below by house type:

- Dorking:
 - Front porch enlarged.
 - Bedroom 2 window widened.
 - Bathroom window repositioned.
 - Ground floor window surrounds introduced.
 - Enlarged kitchen and utility.
 - Cylinder added under stairs.
- Marlborough: Replaced with Maldon house type, changes include:
 - Floorspace increased by 2.6sq.m (increasing total development floorspace by 18.2sq.m).
 - Two ground floor bay windows added with linked roof forming open porch.
 - Central front gable omitted.
 - Two central first floor windows replaced with single window.
 - Reconstituted stone quoins added to plots 6 and 9.
 - Living room subdivided to create study room.
 - Ground floor WC relocated.
 - Kitchen / dining area reconfigured.
 - First floor ensuite relocated.
 - Staircase reconfigured.
- Romsey:
 - Bathroom and Ensuite 2 windows repositioned.
 - Kitchen layout reconfigured.
 - Ensuite 2 door relocated.
 - Airing cupboard enlarged.
 - Store 2 introduced.
 - Bedroom 4 enlarged, Bedroom 2 reduced.
- Roydon: Replaced with Ripon house type, changes include:

- Study added, WC and utility relocated.
- Kitchen / dining area reconfigured.
- Bathroom handed with relocated window.
- Bedrooms 2 and 4 reconfigured.
- Bedroom 5 revised to single room.
- Half height boxing added to Ensuite 2.
- Stratford:
 - Front porch enlarged.
 - Reconstituted stone quoins added.
 - Bedroom 5 enlarged, bedroom 4 reduced.
- Winkfield:
 - Porch roof now linked to bay window.
 - Side windows added to living room, dining / family area and bedroom 2 of plot 1.
 - Dining / family area French doors opening widened.
 - First floor front elevation central window deepened.
 - Kitchen and dining / family area enlarged, living room and study reduced.

PLANNING HISTORY

Relevant Planning Records			
Reference	Description	Decision	Date
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	24/03/2017
18/11942/REM	Application for the approval of reserved matters (appearance, landscaping, layout and scale) for on-site infrastructure including spine road entrance, pumping station, drainage and attenuation ponds, gas and utility services.	Approved	11/2/2019
20/02383/REM	Application for the approval of reserved matters (appearance, landscaping, layout and scale) for the erection of 28 dwellings (Crest Nicholson Phase 5) including landscaping, public open space, car parking in relation to Outline Planning Permission 14/12118/OUT.	Approved	20/02/2026

In addition, numerous discharge of conditions applications have been submitted in relation to the outline and reserved matters approvals, though these are of less relevance to the assessment of this application.

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 amendments are trivial in nature, there are generally no significant impacts that would necessitate consideration under the Environmental Impact Assessment Regulations 2011. In this instance, it is not considered necessary to consult.

ASSESSMENT

Non-material amendments are changes that do not significantly alter the original approved development's overall impact to a material degree. They can involve trivial 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.

Having regard to the planning context (particularly the original planning permission to which this application relates) and nature of the proposal, the following key matters are considered pertinent to the assessment of the proposal and are addressed in turn:

- Housing mix
- Design and visual amenity (impact on the quality, character and appearance of the environment)
- Neighbouring amenity

Housing Mix

While the proposed internal reconfiguration would alter the sizes of certain approved bedrooms, these changes are primarily intended to improve the functionality of the layout. As

the housing mix remains unchanged, this element of the proposal is not considered to materially alter the approved development.

Design and Visual Amenity

The proposal comprises a number of design amendments to six approved house types, including the replacement of two house types. While some changes, most notably the substitution of the Marlborough with the Maldon, approach the threshold of materiality due to a modest footprint increase of 2.6sq.m, the amendments are considered to represent an overall enhancement to the appearance of the development. Examples include the clearer roof form and fenestration of the Maldon house type, and the roof configuration of the porch and bay window of the Winkfield type. Consequently, the revised scheme is not considered to materially alter the design quality of the approved development or its impact on visual amenity.

Neighbouring Amenity

Changes to fenestration, including the introduction and reconfiguration of windows and bay windows, have the potential to affect natural light, outlook and privacy. However, no significant adverse impacts are identified and, as such, the proposal is not considered to materially alter the approved development in terms of residential amenity.

CONCLUSION

The proposed amendments are considered non-material as they would not result in any material change to the approved development or its associated planning impacts in respect of housing mix, design, neighbouring amenity or any other matter. Accordingly, it is recommended that the application for a non-material amendment be approved.

RECOMMENDATION

That this NMA be GRANTED subject to the following condition:

1. *The development hereby permitted shall be carried out in accordance with the following approved plans and documents:*

- ***Phase 5 Planning Layout, ref: 20361/5001E***
- ***Strategy Plan – Facing Materials, ref: 20361/3170C***
- ***Strategy Plan – Movement, ref: 20361/3171B***
- ***Strategy Plan – Refuse, ref: 20361/3172B***
- ***Strategy Plan – Building Height, ref: 20361/3173B***
- ***Strategy Plan – Adoptable, ref: 20361/3174D***
- ***Strategy Plan – Parking, ref: 20361/3175B***
- ***Strategy Plan – Boundary, ref: 20361/3176B***
- ***Strategy Plan – Ecology, ref: 20361/3177A***
- ***Street Elevations, ref: 20361/3600C***
- ***Romsey Floor Plans, ref: 20361/6003.1B***

- ***Romsey Elevations, ref: 20361/6003.2B***
- ***Maldon Floor Plans, ref: 20361/6004.1B***
- ***Maldon Elevations, ref: 20361/6004.2B (uploaded: 25/09/2026)***
- ***Winkfield Floor Plans, ref: 20361/6005.1A***
- ***Winkfield Elevations, ref: 20361/6005.2A***
- ***Dorking Floor Plans, ref: 20361/6006.1B***
- ***Dorking Elevations, ref: 20361/6006.2B***
- ***Stratford Floor Plans, ref: 20361/6007.1A***
- ***Stratford Elevations, ref: 20361/6007.2A***
- ***Ripon Floor Plans, ref: 20361/6008.1A***
- ***Ripon Elevations, ref: 20361/6008.2A***

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