

## **RECOMMENDATION SHEET**

### **Delegated Decision**

**Application No:** 2020/1269NMA

**Location:** 1 Lendrum Court, Burton Joyce

**Proposal:** Non-material amendment to planning permission  
2019/0876 - alterations to plant room size and layout

### Site Description

The application site comprises what was formerly an elderly person's residents home. However, at the last officer site visit the built form had been demolished and the site was vacant, save for rubble from the demolished building.

### Relevant Planning History

2019/0876 - New build development of 34 no. flats and 1 guest suite on the site of an existing sheltered housing complex, proposed for demolition, Lendrum Court, Burton Joyce – the application was considered at the planning committee of the 15<sup>th</sup> January 2020 and the decision issued on the 14<sup>th</sup> February

Two discharge of condition applications have been submitted (2020/0929DOC and 2020/1127DOC), the former of which has been granted, the latter of which is pending. An application for the erection of a temporary advertisement is also under consideration (2020/1195)

### Proposed Development

The development already benefits from planning permission and the alteration proposed is to a flat roofed single storey plant room to what would be considered the rear of the site, the north-western edge. The plant room is not visible from the public realm and the alteration is for a modest increase in floor area and internal alterations to allow a corridor between the plant room and main building.

## **Consultations**

With the application being a non-material amendment there is no requirement to undertake public consultation, nor are any considered necessary in this instance.

## **Relevant Planning Policy**

With the application being a non-material amendment the primary determining factor as to the suitability of the scheme is not pertinent planning policy but whether or not the changes proposed are 'non-material', having regard to the degree of changes proposed in the context of the overall site.

## **Planning Considerations**

The application is made pursuant to 96A of the Town and Country Planning Act for a non-material amendment to the approved scheme. There is no formal definition of what constitutes a non-material amendment but it is noted in guidance that what may be material in one context may not be in another and also whether or not the changes are considered to be 'substantial'. It is a largely a judgement call on behalf of the Local Planning Authority and would not result in a new planning permission but alterations to the approved scheme. Below is a link to guidance on this topic <https://www.gov.uk/guidance/flexible-options-for-planning-permissions>

As noted above, the alteration is to a single storey flat roof plant room. As granted, there is a gap between the door to the plant room, a flat roof single storey structure, and the main two and half storey building. The proposal is for a modest increase in built form to fill in this gap, as well as internal alterations too. Whilst it is accepted that there would be a small increase in footprint through this non-material amendment, it is considered that the increase is negligible given the overall scale of development proposed and having regard to its location away from any public vantage point. Therefore, taking into account the scale of built form proposed, along with the modest change proposed as part of this application, it is considered that the alteration is non-material. As a result it is recommended that the application be granted permission, subject to the below condition confirming the updated drawing numbers.

**Reasons**

For the avoidance of doubt.

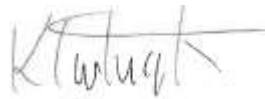
**Notes to Applicant**

This non-material amendment must be read together with the original planning permission reference 2019/0876 and its attached conditions. No new planning permission has been created and the original permission should be read in conjunction with this decision letter.

**Recommendation: To grant the non-material amendment, subject to conditions**

**Authorised by**

**Service Manager Development Services/Principal Planning Officer**

A handwritten signature in black ink, appearing to read 'K. W. ...', is written over a horizontal line.

**Date 15/01/21**

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