

**Application Number:** DM/2021/01265

**Proposal:** Non Material Amendment to application DM/2020/01862 (Change from hip roof to gable ends).

**Address:** 30 Westway Rogiet Caldicot Monmouthshire NP26 3SP

**Applicant:** Miss C Spencer

**Plans:** All Drawings/Plans 0C9D8F13-2422-45C6-BF37-B1689D9146EE - , All Drawings/Plans 1C9EC5CF-5DD1-46BA-A9EB-7BE7EAB1CFE6 - , All Drawings/Plans 26920B3A-2A39-4D8B-8825-CBB71729D95C - , All Drawings/Plans 4A28D761-172F-495A-8BEA-1DB2B6326E90 - , All Drawings/Plans 5F2CF6C5-F931-471E-B790-A648D2D4A78A - , All Drawings/Plans CCFD5201-8895-4044-85FD-06F6EF21121F - , All Drawings/Plans CDCAEBF9-C543-42D1-8AA9-94B9D4411A27 - , All Drawings/Plans ELEVATIONS - , All Drawings/Plans ROOF PLAN - , All Drawings/Plans SLATE ROOF - ,

**RECOMMENDATION: Approve**

Case Officer: Mrs Joanne Clare  
Date Valid: 22.09.2021

## 1.0 APPLICATION DETAILS

This application seeks a non material amendment to previous approval DC/2020/01862 to alter the pitch of the roof from a hip roof to gable ends for storage above.

## 2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2020/01687	Community shop, cafe and teaching kitchen.	Approved	22.02.2021
DM/2020/01862	Detached garage at the top of the garden; Single storey. 8 metres by 6 metres, height (ridge) 4.3 metres.	Approved	23.03.2021
DM/2021/00841	Detached garage at the top of garden. Single storey 8 metres by 6 metres. (discharge of condition 3 of DM/2020/01862)	Approved	10.06.2021
DM/2021/01265	Non Material Amendment to application DM/2020/01862 (Change from hip roof to gable ends).	Pending Determination	

### **3.0 LOCAL DEVELOPMENT PLAN POLICIES**

#### **Strategic Policies**

S13 LDP Landscape, Green Infrastructure and the Natural Environment  
S17 LDP Place Making and Design

#### **Development Management Policies**

DES1 LDP General Design Considerations  
EP1 LDP Amenity and Environmental Protection

### **4.0 NATIONAL PLANNING POLICY**

#### **Future Wales - the national plan 2040**

Future Wales is the national development framework, setting the direction for development in Wales to 2040. It is a development plan with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities. Future Wales - the national plan 2040 is the national development framework and it is the highest tier plan, setting the direction for development in Wales to 2040. It is a framework which will be built on by Strategic Development Plans at a regional level and Local Development Plans. Planning decisions at every level of the planning system in Wales must be taken in accordance with the development plan as a whole.

#### **Planning Policy Wales (PPW) Edition 11**

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation and resultant duties such as the Socio-economic Duty.

A well functioning planning system is fundamental for sustainable development and achieving sustainable places. PPW promotes action at all levels of the planning process which is conducive to maximising its contribution to the well-being of Wales and its communities.

### **5.0 EVALUATION**

5.1 The changes to the approved scheme are considered to be of a minor nature and would not detract from the standard of the approved scheme. The amendments to the scheme are considered minimal and are not detrimental to the visual amenity of the area. As such, it is considered the amendments would be in accordance with the relevant policies in the Local Development Plan.

#### **5.2 Well-Being of Future Generations (Wales) Act 2015**

5.2.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

### **6.0 RECOMMENDATION: APPROVE**

1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.