

Application Number: DM/2023/00692

Proposal: NMA relating to planning DM/2022/00706 (conversion to flat roof with glass lantern light).

Address: 23 Ifton Road Rogiet Caldicot Monmouthshire NP26 3SS

Applicant: Mr Robert Marshall

Plans: All Proposed Plans 11.05.2023 - ,

RECOMMENDATION: Approve

Case Officer: Mr Ryan Bentley

Date Valid: 12.05.2023

1.0 APPLICATION DETAILS

This is an application for minor changes to an extension to a dwelling to be considered as a non-material amendment to consent DM/2022/00706. These changes being the omission of the previously approved pitched roof with a flat roof and glass lantern light.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2022/00706	Single storey rear extension to form dining room. Conversion of existing dining room into kitchen. Existing kitchen to utility room.	Approved	09.08.2022
DM/2023/00692	NMA relating to planning DM/2022/00706 (conversion to flat roof with glass lantern light).	Approved	12.05.2023

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
NE1 LDP Nature Conservation and Development

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 REPRESENTATIONS

5.1 Consultation Replies

No consultation undertaken due to scale of development and application type.

5.2 Neighbour Notification

No consultation undertaken due to scale of development and application type.

5.3 Other Representations

No consultation undertaken due to scale of development and application type.

5.4 Local Member Representations

No consultation undertaken due to scale of development and application type.

6.0 EVALUATION

6.1.1 There are four tests that are outlined in section 2.6 of the Welsh Government Guidance that must be considered in determining whether or not a change can be considered as Non-material Amendment or not. The tests are outlined below:

- (a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved development scheme; and,
- (a)(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- (b) would the interests of any third party or body be disadvantaged in planning terms; or,
- (c) would the proposed change conflict with national or development plan policies?

6.1.2 The omission of the pitched roof leads to minor changes to the scale of the development. The overall height of the extension will be reduced, with the bulk of the extension at approximately the same height as the eaves height of the previously approved pitched roof. The footprint of the

extension is to remain the same and the changes do not constitute a different development to what was originally approved.

6.1.3 The omission of the pitched roof and introduction of the flat roof would not result in a detrimental impact either visually or in terms of local amenity. This is because the flat roof is less likely to overshadow the neighbour as it is lower in height than the pitched roof. The introduction of a roof lantern is considered to be acceptable within the context of the site and has a limited visual impact. There are no proposed new openings apart from the roof lantern. The proposed changes are not considered to result in a detrimental impact.

6.1.4 The flat roof will have less of a visual impact on the adjoining dwelling than the previously approved pitched roof. The introduction of a roof lantern will not cause a loss of privacy to any neighbouring dwellings. The previously approved windows and bifold doors are to remain. It is considered that none of the proposed changes disadvantage in planning terms the interests of any third party.

6.1.5 It is noted that the original officer report states that the proposed extension works visually within the context of the dwelling and the surroundings, it is in scale with the existing dwelling and is of an acceptable design. It is considered that the proposed amendments would have a minimal visual impact as the extension is to the rear of the dwelling and would not harm the character or appearance of the dwelling or wider street scene in accordance with Local Development Plan Policy DES1.

6.2 Well-Being of Future Generations (Wales) Act 2015

6.2.1 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 WCFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WCFG 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 WCFG Act.

6.3 Conclusion

6.3.1 Given the above, the proposal does not conflict with National and the Monmouthshire Local Development Plan Policies. It is considered that the proposed changes are non material in nature, having due regard to the four tests above.

7.0 RECOMMENDATION: APPROVE

1 The net biodiversity enhancement measures shall be installed in accordance with the details shown on Drg 'Proposed Plans dated 11.05.2023' within one month of the single storey rear extension hereby approved being brought into beneficial use and retained as such in perpetuity.

REASON: To provide biodiversity net benefit and ensure compliance with PPW 11, the Environment (Wales) Act 2016 and LDP policy NE1.