

**PLANNING APPLICATION ----- ANALYSIS CHECK LIST  
(REQUIRES COMPLETION FOR ALL DELEGATED APPLICATIONS UNLESS  
SUPPLEMENTED BY A WRITTEN REPORT IN ACOLAID**

<b>Application:</b> DC/090157	<b>Case Officer:</b> Chris Smyton	<b>Date:</b> 26/10/2023
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**UDP POLICY CONSIDERATIONS**

<b>Site location zoning on Proposals Map</b>	Residential
<b>Other Special Controls</b>	
<b>Relevant CS/SAVED UDP Review/SPG/SPD Policies</b>	This application is assessed against the provisions of Section 96A of the Town and Country Planning Act 1990 and Section 190 of the Planning Act 2008.

**RELEVANT PLANNING HISTORY/APPEAL DECISIONS**

<b>Application Number(s)</b>	<b>Issues Raised</b>
DC/075244	Conversion of existing storage unit to create one residential dwelling; granted 16/7/21.

**OBSERVATIONS RECEIVED**

<b>Neighbour Consultation</b>	<b>Issues Raised</b>
Letter of <u>objection</u> =	N/A
Letter of <u>support</u> =	N/A
<u>Other</u> Observations =	N/A
<b>Statutory/Internal Consultation Response</b>	None required

**ASSESSMENT OF DEVELOPMENT**

**Proposal**

This application seeks consent for a non-material amendment to planning permission DC/075244 for a single dwelling, seeking to alter some of the facing materials.

The application is best understood by referring to the submitted material schedule.

**Assessment**

The elevational changes would not result in a significant impact upon the character and appearance of the approved development and would not result in harm to the character or appearance of the surrounding area.

The amendment is therefore considered acceptable and sufficiently minor so as not to require further detailed assessment and further consultation.

**Conclusion**

In view of the above, the amendment is considered to represent a non-material amendment under the provisions of Section 96A of the Town and Country Planning Act 1990 and Section 190 of the Planning Act 2008. As such it is recommended that the application is approved.

## DELEGATION PROCEDURE CHECKLIST

(REQUIRES COMPLETION FOR ALL DELEGATED APPLICATIONS)

Application No. DC/090157	Case Officer: Chris Smyton	Date: 26/10/2023
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### DEADLINE EXPIRY DATES - the following answers must be YES or Not Applicable

Has the Committee Call Up Period lapsed?		N/A
Has the Consultation Period lapsed?		N/A
Where applicable has the Site Notice Period lapsed?		N/A
Where applicable has the Press Notice Period lapsed?		N/A

### For applications recommended for APPROVAL following answers must be NO

Has the application been 'called up' by a Committee Member?		N/A
Are there 4 or more letters, or a petition objecting to the application?		N/A
Does the Decision-maker have a management interest in the application/site?		N
Has the application been submitted by a Councillor or Officer employed by the Council?		N

- following answers must be YES or N/A

Where relevant, has a Commuted Sum or Section 106 been paid/signed under Policy S1E2		N/A
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and NO to (1) below or YES to (1) and (2)

### below

1. Is the proposed development contrary to CS/ SAVED UDP Review/SPD/SPG Policy ?		NO
2. If the proposal is contrary to CS/SAVED UDP/SPG/ SPD policy, are there any special circumstances to be taken into account? <i>Details of any special circumstances to be taken into account should be clearly outlined on the Application Analysis Check List or in the Supplementary Report</i>		N/A

### RECOMMENDATION                      RELEVANT CONDITIONS/REASONS/INFORMATIVES

<b>Grant       -       Refuse</b>	Grant
<b>Reasons for Decision</b>	See report
<b>Human Rights Act Considerations.</b>	Account has been taken of the Act's provisions.