

DELEGATED DECISION REPORT

Application Reference Number	14NP0103
Description / Site Address	Non-material amendment in respect of planning permission 14NP0071 in respect of construction of single-storey extension to rear at Saughy Rigg Farm, Haltwhistle, Northumberland, NE49 9PT
Consultation Expiry	N/A
Last date for decision	12 January 2015

Details of Proposal

Consent was granted under reference 14NP0071 for the proposal detailed above. This application seeks to change the three windows approved in the west elevation of the building from timber to UPVC windows, retaining the same size and window proportions. The application forms state that this is due to a proposal to change all other windows on the existing building to UPVC, which is permitted development.

Planning Policy

- *NNPA Core Strategy and Development Policies Document (Core Strategy)*
 - Policies 1 & 3
- *NNPA Building Design Guide SPD*
- *National Planning Policy Framework*

Relevant Planning History:

14NP0071 – Construction of single storey extension to rear of Saughy Rigg Farm, Haltwhistle, Northumberland, NE49 9PT – Approved with conditions

Summary of Consultations/Representations

N/A

Assessment

The principle of the development and all other material planning considerations have already been assessed as part of the original planning application. The only issue to be considered here is whether the changes to the design of the building constitute a non-material amendment to the approved scheme and whether this design will mean that the proposal remains in accordance with the development plan.



Rear elevation as existing

While it is desirable for buildings of a traditional character to retain more traditional timber window fittings where possible, the LPA's approach to this has to be reasonable and proportionate. The use of UPVC window frames would not unacceptably damage the character of the building in this case, particularly given the retention of the same design and proportions of the windows and the location to the rear of the building.

The change of the existing window frames in the main building to UPVC is permitted development and this is a material planning consideration. Given the intention to change these to UPVC under permitted development rights it could not be argued that using UPVC for the remaining three windows in the extension would be harmful to the character of the property. While a change of the approved timber windows in the extension to UPVC does require an amendment to the approved plans, it would be possible to install the approved timber windows and then change them to UPVC windows following this in any case.

If the inclusion of timber window fittings in the extension was deemed to be harmful by the LPA, then there was the option to restrict permitted development rights to allow this when approving the extension. This was not deemed to be necessary when determining this application and no specific mention is made of the window design in the delegated report for 14NP0071 that would highlight any specific importance of the use of timber windows in this case.

The design of the building remains acceptable and the change to the proposal is considered to be a non-material amendment.

Recommendation

It is recommended that the non-material amendment is granted.

Proposed Revision Plans: Drawing no A/02 received on 12th December 2014

Superseded Plans: Drawing no A/01 received on 11th August 2014

	Signature	Date
Planning Officer		
Head of Development Management OR National Park Officer		