

## DELEGATED DECISION REPORT

<b>Application Reference Number</b>	16NP0028
<b>Description / Site Address</b>	Non-Material Amendment to Planning Permission 15NP0099. Removal of existing rear offshoots and rebuild 2 storey rear extension (as in 15NP0099) at The Badger, Sharperton, Morpeth, Northumberland, NE65 7AN

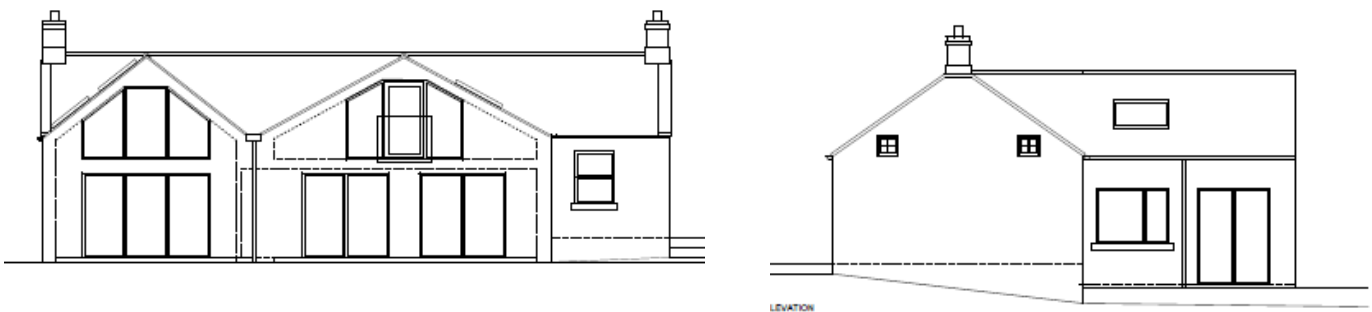
### Details of Proposal

Consent was granted under application 15NP0099 for the removal of existing rear offshoots and the re-building of a two storey rear extension, in addition to the relocation of an existing shed. This application seeks to make changes to the scheme approved under 15NP0099 in respect of the removal of 2no. rooflight windows from the proposed extension and a change from the proposed use of render to stone.



*Above: Elevations as approved under 15NP0099 with render and rooflights highlighted*

*Below: Elevations showing alterations proposed as non-material amendment (16NP0028) – 2no. rooflights and render to end elevation removed*





Condition 5 of application 15NP0099 required that details of the proposed render colour were submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. As this application for non-material amendment seeks to completely remove the use of render from the scheme (replacing this with stone), the details required by Condition 5 no longer need to be approved by the Local Planning Authority. Condition 5 will therefore be discharged under application 16NP0029 'Approval of details reserved by 15NP0099' by proxy of the Condition being varied under this non-material amendment application (16NP0028), and the applications will be determined concurrently. This is considered to satisfy the provisions of Condition 5.

### **Planning Policy & Guidance**

#### **National Policies**

National Planning Policy Framework (NPPF) (2012)

National Planning Policy Guidance (2015)

#### **Local Policies**

#### **Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)**

Policy 1	<i>Delivering Sustainable Development</i>
Policy 3	<i>General Development Principles</i>
Policy 20	<i>Landscape Quality and Character</i>

#### **Relevant Planning History**

**15NP0099** Removal of existing rear offshoots and re-building of two storey rear extension, and relocation of existing shed. *Conditional planning permission granted 17.12.2015*

**16NP0029** Approval of Details reserved by conditions 4 (door & window frame details) and 5 (render) of Planning Permission 15NP0099. *Application pending*

#### **Consultation/Representations**

N/A – Consultation not required for proposals for non-material amendment

#### **Assessment**

The principle of the development, along with all other material planning considerations relevant to this case, has already been assessed as part of the original planning application (15NP0099).

The only issues to be considered here are therefore whether the proposed changes to the design of the building constitute non-material amendments to the approved scheme, and additionally whether the amended design would result in a proposal which remains in accordance with the development plan.



The proposed removal of 2no. rooflight windows from the approved scheme is not considered to impact materially upon the appearance of the building or surrounding landscape, and would raise no issues in terms of detriment to neighbouring amenity. The proposed removal of render treatment from the end elevation of the building in place of stone, to match the remainder of the building, would not materially affect the external appearance of the building or character of the wider landscape setting.

The design of the proposed extension remains acceptable and the changes to the proposal are considered to constitute a non-material amendment when considering the extent of the changes against the policy context set out above.

**Recommendation & Conditions**

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

**Proposed Revised Plans:**

Application form, dated 2<sup>nd</sup> March 2016

Proposed Plans and Elevations (Drawing No. 1501/02 Rev. G), dated 2<sup>nd</sup> March 2016

**Superseded Plans:**

Proposed Plans and Elevations (Drawing No. 1501/02 Rev. F), dated 30<sup>th</sup> October (part-superseded)

Proposed Site Plans (Drawing No. 1501/03), dated 30<sup>th</sup> October 2015 (part-superseded)

Proposed Roof Plan, dated 20<sup>th</sup> November 2015 (part-superseded)

**Informative Notes**

It is important to note that Drawing No. 1501/02 Rev. F (dated 30<sup>th</sup> October 2015) originally approved under application 15NP0099 has been superseded by Drawing No. 1501/02 Rev. G 9 dated 2<sup>nd</sup> March 2016) of applications 16NP0028 and 16NP0029. Any works undertaken should therefore be in accordance with this most recently approved plan.

	<b>Signature</b>	<b>Date</b>
<b>Planning Officer</b>		
<b>Head of Development Management or Chief Executive</b>		