LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 11/05/2015

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2015/0995 **Ward:**

Date received: 13/04/2015

Last amended date:

Drawing number of plans: 0514-02D

Address: 81 The Avenue N10 2QG

Proposal: Non-material amendment following a grant of planning permission HGY/2014/1989 to install front rooflights to existing roofslope and three rooflights to the approved flat roof (amended plan)

Applicant: MrHakan Bosati

Officer contact: Valerie Okeiyi

2. RECOMMENDATION

GRANT Non-Material Amendment

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Approved development

Loft conversion with erection of rear/side dormer extensions

3.2 Proposed amendments

The proposed amendments seeks to install front rooflights to existing roofslope and three rooflights to the approved flat roof.

3.3 Site and surrounds

The application site comprises of a two storey end of terraced house located on the eastern side of The Avenue. The site is located within the Vallance Road Conservation Area.

4. ANALYSIS/ASSESSMENT

Legislation came into force on 1 October 2009 which legally allows the Council to approve non-material changes to approved developments (Statutory Instruments 2009 No. 2261 Town & Country Planning (General Development Procedure) (Amendment no 3) (England) Order 2009.

The proposal seeks to install front rooflights to the existing roofslope and three rooflights to approved flat roof. This change will not affect the amenity of neighbouring residents, it will not be highly visible from the public realm or affect the character and appearance of the conservation area. The proposed changes is therefore considered to be acceptable and non material in relation to the previously approved scheme. On this basis, it is considered that
a non-material amendment can be granted.

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5. RECOMMENDATION

GRANT Non-Material Amendment

Applicant's drawing No.(s)

For the following reason:

The proposed changes to install the front rooflights to the existing roofslope and three rooflights to the approved flat roof is considered to be acceptable and non material in relation to the previously approved scheme.