LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS 21/03/2016

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/0607 **Ward:** Stroud Green

Date received: 29/02/2016

Drawing number of plans: PLA01; PLA02; PLA03; PLA04; PLA05; Site Location Plan

Address: 51 Lorne Road N4 3RU

Proposal: Non-material amendment following a grant of planning permission HGY/2015/2656 to reduce depth of rear side extension

Applicant: Ms L & M Fleming & Minson

Ownership: Private

Officer contact: Adam Flynn

2. SUMMARY OF RECOMMENDATION

APPROVE NON-MATERIAL AMENDMENT

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Proposed development

Non-material amendment following a grant of planning permission HGY/2015/2656 to reduce depth of rear side extension.

3.2 Relevant Planning History

HGY/2015/2656 – Erection of single storey rear and side extensions – Granted 06/11/2015

4. RELEVANT LEGISLATION

Section 96A Town and Country Planning Act 1990

Section 96A allows a non-material amendment to be made to an existing planning permission via a simple application procedure with a quick decision time.

5. ANALYSIS/ASSESSMENT OF THE APPLICATION

In response to the provisions of the Section 96A Town and Country Planning Act 1990, the application is to be assessed to ascertain as to whether the proposed changes constitutes a non-material amendment to the approved development.

The following change is proposed:

- Reduce the depth of part of the ground floor extension

The proposed amendments to the previously approved scheme are minor in nature to not give rise to any significant degree of material effect upon the appearance of the building and visual amenity of the locality. The proposed changes are to the rear of the building and would not be widely visible from outside the site. The reduction in size of the extension is not considered to negatively impact on the area, or neighbours. The proposed changes are therefore deemed non-material within the meaning of Section 96A Town and Country Planning Act 1990.

6. RECOMMENDATION

APPROVE NON-MATERIAL AMENDMENT

Registered No. HGY/2016/0607

Applicant's drawing No.(s) PLA01; PLA02; PLA03; PLA04; PLA05; Site Location Plan