LIST OF RECOMMENDATIONS UNDER DELEGATED POWERS

REPORT FOR CONSIDERATION UNDER DELEGATED POWERS

1. APPLICATION DETAILS

Reference No: HGY/2016/1977 **Ward:** Alexandra

Date received: 22/06/2016

Drawing number of plans: 125/003 & 125/004

Address: 79 The Avenue N10 2QG

Proposal: Non material amendment following a grant of planning permission HGY/2015/3612 to change design of side window with addition of leaded lights and bi-fold doors to two smaller set of French doors and side lights

Applicant: Mrs Daniel

Ownership: Private

Officer contact: Laurence Ackrill

2. SUMMARY OF RECOMMENDATION

GRANT Non-Material Amendment

3. PROPOSED DEVELOPMENT AND LOCATION DETAILS

3.1 Approved development

Proposed rear and side dormer roof extension including insertion of two rooflights all to facilitate a loft conversion

3.2 Proposed amendments

The proposed amendments include the alteration to the fenestration on the side and rear elevation involving the replacement of bi-fold doors with two smaller sets of French doors.

3.3 Site surroundings

The application site comprises of a two storey terraced house located on the western side 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 proposed alterations to the fenestration would not significantly alter the character and apeparance of the property, over and above what has been approved as part of the original application. The propsed windows would be located in the same location as windows approved as part of the original application and would be similar in design. As such, it is not considered that the propsed changes would materially differ from the originally approved development and its impact upon the Conservation Area or upon the amenity of any neighbouring occupiers.

On this basis, it is considered that a non-material amendment can be granted.

5. RECOMENDATION

GRANT Non-Material Amendment

Registered No. HGY/2016/1977

Applicant's drawing No.(s) 125/003 & 125/004