

Officer's Report

Application Number	HGY/2023/0179
Type	Non-Material Amendment
Location	Left Flat, 68 Woodlands Park Road, Tottenham, London, N15 3SD
Proposal	Non-Material Amendment application following the grant of planning permission HGY/2022/239 for the erection a single storey infill/side extension and installation of a low-level air source heat pump to the front of the property. The amendments being sought are a reduction in the extent of the side return extension, the installation of an additional high level ground floor window into the property's existing flank wall; and a reduction in the width of the glazed door and the installation of an additional ground floor window in the extension's rear elevation.
Case Officer	Mercy Oruwari
Valid Date	19/01/2023
Applicant	Mr Cian Glasheen
Agent	mr Cian Owen Glasheen

RECOMMENDATION

Approve

APPROVED DEVELOPMENT

Planning permission granted under application reference HGY/2022/239 for the erection a single storey infill/side extension and installation of a low-level air source heat pump to the front of the property.

SITE DESCRIPTION

The subject site is the end of terrace dwelling. No 68-72 are vertically split properties with the host site being on the left side (when viewed from the street), namely Left/Right side 68 Woodlands Park Road. Both sides are accessed via a common entrance divided by an internal hallway. The site is not located within any conservation area and does not fall within the curtilage of a listed building.

ANALYSIS/ASSESSMENT

S96 of the Town and Country Planning Act 1990 (as amended) allows the Council to make a change to any planning permission if satisfied that the change is not material. An application for a non-material amendment can only be made by or on behalf of a person with an interest in the land to which the planning permission relates and the application may be made only in respect of so much of the planning permission as affects the land in which the person has an interest.

The National Planning Practice Guidance (NPPG) sets out that there is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an

application. As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015¹ provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.

The NPPG states that when making a decision the local planning authority must have regard to the effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004² does not apply.

Proposed Amendments

The amendments being sought are:

- A reduction in the extent of the side return extension;
- The installation of an additional high level ground floor window into the property's existing flank wall;
- A reduction in the width of the glazed door in the extension's rear elevation; and
- The installation of an additional ground floor window in the extension's rear elevation.

The officer for the approved scheme noted that the removal of the side extension towards the front alongside the main building adjacent to Brampton Road, the installation of a new high level window on the side wall, the alteration to the rear glazed door and the installation of the additional rear facing large ground floor window would not be considered to lead to any material harm to the character and visual amenity of the site. The proposed changes are not considered to materially impact the design intent of the scheme. The alterations outlined above would not result in any increased amenity impacts for the neighbours. On this basis, it is considered that a non-material amendment can be granted.

RECOMMENDATION

GRANT Non-Material Amendment.