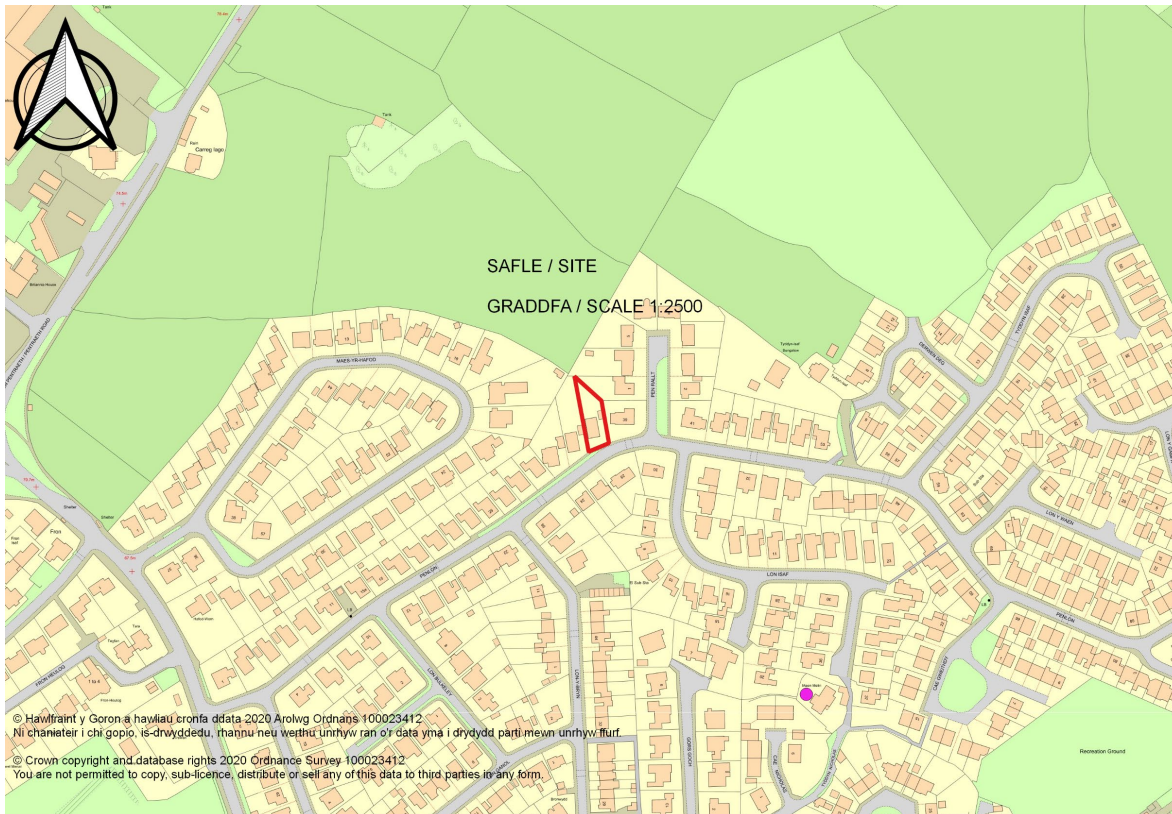


Application Reference: MAH/2022/1

Applicant: Mr. & Mrs. R Williams

Description: Minor amendments to scheme previously approved under planning permission HHP/2021/315 (Alterations and Extensions) so as to amend design of proposal at

Site Address: 37 Penlon, Menai Bridge



### Report of Head of Regulation and Economic Development Service (Gwenda Baynham)

**Recommendation:** Permit

#### Reason for Reporting to Committee

The applicant is a 'relevant officer' as defined within paragraph 4.6.10 of the Constitution.

The application has been scrutinised by the Monitoring Officer as required under paragraph 4.6.10.4 of the constitution

#### Proposal and Site

The dwelling is a detached dormer bungalow situated on a private residential estate.

The proposal is made for minor amendments to the extension previously approved under HHP/2021/315.

## **Key Issues**

The key issues of the proposal are considered to be the following:

- Design
- Affect on neighbouring amenities

## **Policies**

### **Joint Local Development Plan**

Policy PCYFF 2: Development Criteria  
Policy PCYFF 3: Design and Place Shaping

Technical Advice Note 12: Design (2016)

Supplementary Planning Guidance - Design Guide for the Urban and Rural Environment (2008)

Planning Policy Wales (11th Edition)

### **Response to Consultation and Publicity**

No publicity required for minor amendment application.

### **Relevant Planning History**

HHP/2021/315 - Cais llawn ar gyfer addasu ac ehangu ynghyd a dymchwel y mordurdy presennol yn/Full application for alterations and extensions together with the demolition of the existing garage at - 37 Penlon, Porthaethwy/Menai Bridge - - Caniatáu / Permit

### **Main Planning Considerations**

The Welsh Government have published "Planning Guidance: Approving Non-material amendments to an Existing Planning Permission" which is helpful in setting out the "starting point" in determining what may be deemed as being "non-material". It states:

"2.6 In deciding whether or not a proposed change is non-material, consideration should be given to the effect of the change, together with any previous changes made to the original planning permission. When assessing and determining whether or not a proposed change would qualify as non-material amendment, local planning authorities may wish to consider the following tests:

- (a)(i) is the scale of the proposed change great enough to cause an impact different to that caused by the original approved scheme; and
- (a) (ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- (b) would the interests of any third party or body be disadvantaged in planning terms; or
- (c) would the proposed change conflict with national or development plan policies?

2.7 The tests are considered a 'starting point' for local planning authorities in their consideration of non-material amendments. There may be other considerations that will identify if a proposed amendments is non-material depending on the circumstances of each case.

The amendments that are proposed are as follows:-

- Change the glazing appearance of the two french doors on the South Elevation
- Remove existing kitchen door and block up instead of replacing with full height glazing
- Make the existing window smaller (now in the lounge)

- Reduce the size of the proposed lantern from 2m x 2m to 2m x 1.5m
- Change the proposed bio-fold doors to sliding doors

The amendments are considered to be non-material amendments. The scale of the proposed change would not cause an impact different to that caused by the original approval. The proposal would not result in a detrimental impact visually or in terms of local amenity, no third party would be disadvantaged and the proposal would not conflict with national or development plan policies.

Having considered the above and all other material, the application is deemed to be non-material and therefore approved under Section 96A of the Town and Country Planning Act 1990.

### **Conclusion**

The proposed amendments are considered acceptable in policy terms and will not materially alter the previous consent.

### **Recommendation**

That the application is permitted

In addition the Head of Service be authorised to add to, remove or amend/vary any condition(s) before the issuing of the planning permission, providing that such changes do not affect the nature or go to the heart of the permission/development.