

DELEGATED REPORT

REF No: 18/15122/NMA

SITE: 64 Robin Hood Lane, Kingston Vale,
SW15 3QS

WARD: Coombe Hill

PROPOSAL:

Non-Material Amendment to Planning Permission 18/14052/HOU (Erection of two storey side extension, rear dormer roof extension and installation of two front rooflights to facilitate loft conversion) - addition of gable to front elevation, amendment to rear dormer and revised internal layout

Plan Type: Non-Material Amendment

Expiry Date: 03/01/2019

APPLICANT'S PLAN NOS:

10.001A Site Plan	Received	03/12/2018
11.003B Proposed Ground Floor Plan	Received	03/12/2018
11.004B Proposed First Floor Plan	Received	03/12/2018
11.005B Proposed Second Floor Plan	Received	03/12/2018
13.005A Proposed Front Elevation	Received	03/12/2018
13.006A Proposed Rear Elevation	Received	03/12/2018
13.007A Proposed Side Elevation	Received	03/12/2018
13.008A Proposed Side Elevation	Received	03/12/2018

PLANNING POLICY GUIDANCE/PLANNING POLICY STATEMENTS

DEVELOPMENT PLAN:

Mayor for London
London Plan March 2016 (consolidated with alterations) since 2011
LDF Core Strategy Adopted April 2012

PREVIOUS RELEVANT HISTORY

18/14052/HOU	Erection of two storey side extension, rear dormer roof extension and installation of two front rooflights to facilitate loft conversion.	Permit with Conditions 29/03/2018.
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CONSULTATIONS

1. Not applicable for this type of application.

SITE AND SURROUNDINGS

2. The site comprises a two storey detached dwelling located on the west side

of Robin Hood Lane.

3. The surrounding area is predominantly residential in character and appearance consisting of two storey detached and semi-detached dwellings.
4. The site does not contain a Listed Building and is not located within a Conservation Area, however it does fall within the Kingston Hill/Coombe Hill Strategic Area of Special Character.

PROPOSAL

5. The application proposes to make the following amendments from the original planning application 18/14052/HOU (erection of two storey side extension, rear dormer roof extension and installation of two front rooflights to facilitate loft conversion) dated 29.03.2018:
 - amend roof design of two storey side extension incorporating a gable feature on front elevation
 - amend design of rear dormer roof extension
 - revised internal layout

ASSESSMENT

6. In response to the provisions of 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.
7. The National Planning Practice Guidance (2014) states 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 judgement on 'materially' in any particular case is one of fact and degree, also taking into account the likely impacts of the amendment.
8. The application proposes to amend the roof design of the previously approved two storey side extension so it incorporates a gable feature on the front elevation. It is considered that the amendment (visible from the streetscene) would materially change the appearance of the previously approved two storey side extension and is therefore considered a material amendment.
9. The application proposes to amend the design of the previously approved rear dormer roof extension from a flat roof design to a part flat/part pitched roof design and revise the internal layout. It is considered that such amendments would be non-material for the purposes of S96A and would not significantly alter the previously approved rear dormer roof extension/development.
10. As such, it is recommended that a S96A application for a non-material amendment is refused.

RECOMMENDATION

Refuse for the following reason(s):

- 1 The Council does not consider the changes to be non-material and as such, it is recommended that a S96A application for a non-material amendment is refused.

Signature of Case Officer: *EC*

Date : *02.01.2019*

Signature of Lead Officer: Toby Feltham

Date : *3/1/19*