

Code No. and Date Received	Name and Address of Applicant	Description and Location of Proposed Development
15/0554/NMA 21.08.2015	Mr H Scull Bluebell Bungalow Heolddu Road Gelligroes Pontllanfraith Blackwood NP12 2HT	Seek approval of a non-material amendment to planning consent 15/0428/FULL (Erect a one bedroom granny annexe) to move annex approximately 4m to the north west Bluebell Bungalow Heolddu Road Gelligroes Pontllanfraith Blackwood NP12 2HT

APPLICATION TYPE: Non-Material Amendments

SITE AND DEVELOPMENT

Location: The application site is located within the grounds of Bluebell Bungalow, Upper Gelligroes.

House type: Detached dormer bungalow.

Development: A non-material amendment is sought to relocate the approved annex 4.4 metres to the south-west of the position approved under planning permission 15/0428/FULL. No alterations are proposed to the approved annex itself. The requirement to re-site the structure is due to the structural stability of the bank to the north-east of the originally approved position.

Ancillary development, e.g. parking: None is proposed.

PLANNING HISTORY 2005 TO PRESENT

15/0428/FULL - Erect a one bedroom granny annexe. Granted 06/08/2015.

POLICY

LOCAL DEVELOPMENT PLAN

Site Allocation: The site is located within the Settlement Boundary.

Cont'd.....

Application No. 15/0554/NMA Continued.

Policies: Not Applicable.

NATIONAL POLICY Not Applicable.

ENVIRONMENTAL IMPACT ASSESSMENT

Did the application have to be screened for an EIA? No.

Was an EIA required? Not Applicable.

COAL MINING LEGACY

Is the site within an area where there are mining legacy issues? No.

CONSULTATION

None.

ADVERTISEMENT

Extent of advertisement: Due to the nature of the application no public consultation was undertaken.

SECTION 17 CRIME AND DISORDER ACT

What is the likely effect of the determination of this application on the need for the Local Planning Authority to do all it reasonably can to prevent crime and disorder in its area?
Crime and disorder are not considered to be an issue for this application.

EU HABITATS DIRECTIVE

Does the development affect any protected wildlife species? No.

Is this development Community Infrastructure Levy liable? No.

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Application No. 15/0554/NMA Continued.

ANALYSIS

Policies: 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 a 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 development scheme; and,
- (a)(ii) would the proposed change result in a detrimental impact either visually or in terms of local amenity?
- (b) would the interest of any third party or body be disadvantaged in planning terms; or,
- (c) would the proposed change conflict with national or development plan policies?

In response to the above, it is not considered that the proposed amendment, which involves moving the structure 4.4 to the south-west of its originally approved position, would cause an impact different to the original approved scheme, given the isolated location of the application dwelling. Furthermore, the proposal would not have a detrimental impact visually or in terms of local amenity. Nobody would be disadvantaged in planning terms as a result of the amendment, and the proposal still complies with relevant local and national planning policies. Therefore it is considered that the proposal can be considered as a non-materials amendment to the scheme approved under planning permission 15/0428/FULL.

Comments from consultees: Not Applicable.

Comments from public: Not Applicable.

Other material considerations: The application is reported to the Planning Committee as the applicant's son-in-law is an employee in the Planning and Regeneration Division.

RECOMMENDATION that Permission be GRANTED

