

Application Number	16/0730/NMA	Agenda Item	
Date Received	21st April 2016	Officer	Mairead O'Sullivan
Target Date	19th May 2016		
Ward	Arbury		
Site	49 St Albans Road Cambridge Cambridgeshire CB4 2HF		
Proposal	Non material amendment on application 15/1485/FUL to enlarge rear first floor windows in bathroom and en-suite shower room.		
Applicant	Mr M Donnelly 49 St Albans Road Cambridge Cambridgeshire CB4 2HF		

SUMMARY	The proposed replacement windows are considered to be a non-material amendment.
RECOMMENDATION	APPROVAL

1.0 SITE DESCRIPTION/AREA CONTEXT

1.1 The site is located on the western side of St Alban’s Road. This is a residential street comprised of a combination of detached and semi-detached properties to the west of the street and bungalows to the east.

2.0 THE PROPOSAL

2.1 The proposed development seeks a non-material amendment to planning permission reference 15/1485/FUL. This application was for a *Two storey side extension, following demolition of existing garage*. This was a renewal of a previous application ref. 12/0368/FUL.

2.2 The purpose of the current Non-Material Amendment application is to allow for the replacement of the high level windows on the first floor of the approved extension with larger

obscure glazed windows. These windows serve a bathroom and en suite shower room.

2.3 Accompanying documents

- Drawing No. 5830 (revised 15/04/2016)
- Amended drawing - Drawing No. 5830 (revised 31/05/2016)

2.4 The application is brought before Planning Committee as the applicant is a council employee.

3.0 **SITE HISTORY**

Reference	Description	Outcome
07/0033/FUL	Part single part two storey side extension.	PERM
07/0957/FUL	Erection of a part two storey, part single storey side extension and single storey rear extension.	PERM
12/0368/FUL	Two storey side extension.	PERM

4.0 **PUBLICITY**

4.1 This application is for a non-material amendment and there is no requirement to carry out any formal consultations for this type of application.

Advertisement:	No
Adjoining Owners:	No
Site Notice Displayed:	No

5.0 **POLICY**

5.1 See Appendix 1 for full details of Central Government Guidance, Cambridge Local Plan 2006 policies, Supplementary Planning Documents and Material Considerations.

5.2 Relevant Development Plan policies

PLAN		POLICY NUMBER
Cambridge Plan 2006	Local	3/4 3/7 3/14

5.3 Relevant Central Government Guidance, Supplementary Planning Documents and Material Considerations

Central Government Guidance	National Planning Policy Framework March 2012 National Planning Policy Framework – Planning Practice Guidance March 2014 Circular 11/95
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5.4 Status of Proposed Submission – Cambridge Local Plan

Planning applications should be determined in accordance with policies in the adopted Development Plan and advice set out in the NPPF. However, after consideration of adopted plans and the NPPF, policies in emerging plans can also be given some weight when determining applications. For Cambridge, therefore, the emerging revised Local Plan as published for consultation on 19 July 2013 can be taken into account, especially those policies where there are no or limited objections to it. However it is likely, in the vast majority of instances, that the adopted development plan and the NPPF will have considerably more weight than emerging policies in the revised Local Plan.

For the application considered in this report, there are no policies in the emerging Local Plan that should be taken into account.

6.0 REPRESENTATIONS

6.1 No third party representations have been received.

7.0 ASSESSMENT

- 7.1 The applicant seeks to make a minor material amendment to the application ref 15/1485/FUL. The application was granted under delegated powers for a two storey side extension following the demolition of an existing garage.
- 7.2 This application seeks to enlarge the upper floor windows which serve a bathroom and shower room. On the original proposal these were to be high level windows. The applicant now proposes that these windows will be of a similar dimension to the existing windows on the rear elevation of the property. The drawing has been amended to show that the new windows are to be obscure glazed to protect the privacy of the surrounding occupiers.
- 7.3 I consider this change to be acceptable in terms of design and of a minor nature. Therefore the proposed changes are acceptable as a non- material amendment to the application ref. 15/1485/FUL.

8.0 CONCLUSION

- 8.1 It is considered that the proposed replacement of the high level bathroom windows with larger obscure glazed windows to be acceptable. These windows are in keeping with the existing windows on the rear elevation. Given that the windows are to be obscure glazed they will not result in any further overlooking of the neighbouring properties.

SECTION A

9.0 RECOMMENDATION

APPROVE the proposed post-decision changes as non-material.

1. To enlarge the first floor windows which serve a bathroom and en suite shower room

The amendment listed above is not visually significant nor will it have an impact outside the site. Therefore it can be regarded as non material amendments to the original permission and you will not need to submit a fresh planning application in order to proceed with this change. The change has been recorded on file and development may be implemented in accordance with the original plans as amended by the drawing no. 5830 (revised 31/05/2016) and subject to any relevant Building Regulations approval being obtained.