

APPLICATION NO: 24/00298/NMA **CASE OFFICER:** Reece Black

WARD: Whitefield **PARISH:**

LOCATION: 19 Church Green, Kirkby Park, Kirkby

PROPOSAL: NON-MATERIAL AMENDMENT FOLLOWING THE GRANT OF PLANNING PERMISSION 24/00298/FUL (ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE DEMOLITION OF EXISTING STORE.)
AMENDMENT TO CHANGE EXTERNAL WALLS FROM BRICKWORK FACING TO FULL RENDER OF ORIGINAL DWELLING AND PROPOSED DEVELOPMENT.

Site Description

The application property is located at 19 Church Green, Kirkby Park and is sited within an area which is designated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached single storey dwellinghouse and is brick facing on its front, side and rear elevations together with white UPVC openings and grey, interlocking roof tiles.

The application property benefits from a linked garage and store to the side of the property. The rear garden spans a depth of approximately 16.5m and is grassed. The front garden comprises of a tarmac driveway and grassed area and is largely open plan in design.

The front elevation of the property is north / north-western facing. The site is located within the head of a cul-de-sac. The site is encircled by other residential properties. The character of the street scene comprises largely of two-storey semi-detached dwellings and the occasional pairs of semi-detached bungalows.

Proposal

The application seeks permission for amendments to a previously approved Planning Permission (24/00298/FUL) for the erection of a single storey side and rear extension together with the demolition of existing store.

The application applies to make amendments considered non-material changes to the previously granted Planning Permission.

The changes proposed involve the external facing walls of the proposed development (together with the original dwelling) being rendered in oppose to the previously approved brick facing elevations. The submitted plans contain an annotation which states that the proposal would be blockwork two coat sand/cement rendered and finished in K-rend (or similar).

No other changes to the previously approved scheme are proposed.

Consultations

Not required for this application.

Representations

Not required for this application.

Planning History

APP. NO: 24/00298/FUL

PROPOSAL: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH THE DEMOLITION OF EXISTING STORE.

DECISION: GRANTED

DECISION DATE: 11 September 2024

Assessment

The application is for the consideration of a non-material amendment following the grant of Planning Permission on the 11.09.2024 for 24/00298/FUL.

The proposed changes would be considered to be non-material and would not significantly alter the consideration of the original application.

Design

The change of material for the external are deemed acceptable as they would not substantially impact the visual amenity of the area. The street scene comprises a range of properties which are brick facing and rendered facing (with varying levels i.e. certain sections or whole elevations faced, either fully or partially).

Overall, it is considered that the changes would not have a material impact on this occasion. The outlined amendment would foster a cohesive design of the entirety of the proposed development and the original dwelling and would not look incongruous in the street scene.

Residential Amenity

The proposed amendments do not raise any residential amenity or privacy concerns.

Highways

The proposed amendments do not raise any highway issues.

Conclusion

The proposed amendments to the most previous scheme are acceptable and would not be detrimental to the design of the scheme or visual amenity of the area. No other amenity or highway safety issues are raised. The application complies with local planning policies and is recommended for approval.

Recommendation

That the application for a non-material amendment be approved as it would be considered that the submitted application would not be a material change from the most recent Planning Permission granted (24/00298/FUL).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/10/2024	03	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

6 November 2024

Informatives

Not applicable.

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed