

2.3 REFERENCE NO - 17/505160/NMAMD		
APPLICATION PROPOSAL Non Material Amendment Being to Change Windows in the Kitchen and Dining Room from Bi-Folding to French Windows Subject to 15/509116/FULL		
ADDRESS 13 Preston Park Faversham Kent ME13 8LH		
RECOMMENDATION - Approve		
REASON FOR REFERRAL TO COMMITTEE Applicant is a Borough Councillor		
WARD Watling	PARISH/TOWN COUNCIL Faversham Town	APPLICANT Mr Nigel Kay AGENT
DECISION DUE DATE 02/11/17	PUBLICITY EXPIRY DATE 27/10/17	
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):		
App No	Proposal	
15/509116/FULL	Single storey front extension and conversion of existing garage. Insertion of new windows to both side elevations and new windows/doors to the rear - APPROVED	

1.0 DESCRIPTION OF SITE

1.01 13 Preston Park is a modern detached property, situated within the built up area of Faversham. There is a blocked paved area to the front of the property providing off road parking for several cars, and a small grassed area. The rear garden is enclosed by an attractive brick wall which runs along the rear of the properties of Preston Park, which border the public footpath, giving pedestrian access between Preston Park and Canterbury Road.

1.02 In December 2015 planning permission as granted for alterations, including bi-folding rear doors.

2.0 PROPOSAL

2.01 This application seeks confirmation that instead of the the bi-folding windows originally approved in the kitchen and dining room can French windows. can be considered as a non-material amendment to the approval.

2.02 The proposed windows will be the same height and width as was approved under 15/509116/FULL. However, the new windows will now be made of white UPVC as opposed to Hybrid timber with external white coated aluminium as approved.

3.0 PLANNING CONSTRAINTS

3.01 None

4.0 POLICY AND OTHER CONSIDERATIONS

4.01 None

5.0 LOCAL REPRESENTATIONS

5.01 One letter of support has been received from a local resident.

6.0 CONSULTATIONS

6.01 None

7.0 BACKGROUND PAPERS AND PLANS

7.01 Application papers and drawings relating to planning reference 17/505160/NMAMD

8.0 APPRAISAL

8.01 The main consideration for Members to determine in this case is whether the amendments constitute a non-material revision to a planning permission which would not take it outside the scope of the original permission.

8.02 S96A of the Town and County Planning Act 1990 states: ‘In deciding whether a change is material, a Local Planning Authority must have regard to the effect of the change, together with previous changes made under this section, on the planning permission as originally granted.’ The Government guidance on non material amendments does not define what changes may be treated as non material.

8.03 In this case, the proposed windows will be of the same size and in the same position as approved under 15/509116/FULL. The proposed French windows will be constructed of white UPVC which will match the existing windows on the property. I consider the new windows not to have any detrimental impact on the visual appearance of the building and that it would remain in keeping with the surrounding area.

8.04 I note that there were no objections from neighbours to the previously approved application and as this seeks a design which would have limited impact on neighbours, I do not consider that the amendment would give rise to additional harm to the amenities of the neighbouring property.

9.0 CONCLUSION

9.01 Having regards to the above it is considered that the proposal is acceptable as a non-material amendment to the above permission and that a revised application is not required.

10.0 RECOMMENDATION – GRANT

REASON

(1) Under the provisions of Sec. 96A of the Town and Country Planning Act 1990, it is considered that the amendments as shown on the document received 4 October 2017 constitute non-material amendments to planning permission 15/509116/FULL.

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council’s website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.



2.3 13 Preston Park, Faversham ME13 8LH
Scale: 1:700

