

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

5 November 2014

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/2397/14/NM

**Parish:** Oakington

**Proposal:** Non-material amendment to application S/0454/11 (Extensions) to widen approved chimney.

**Site address:** 9 Station Road, Oakington

**Applicant(s):** Cllr Thomas Bygott

**Recommendation:** Approval

**Key material considerations:** Visual Impact, Neighbour Amenity

**Committee Site Visit:** None

**Departure Application:** No

**Presenting Officer:** Dan Smith

**Application brought to Committee because:** Applicant is a District Councillor

**Date by which decision due:** 4 November 2014

### Executive Summary

1. The application requests a non-material amendment to the approved plans to allow the widening of the chimney on the approved rear extension by 200mm. The proposed amendment is considered to be non-material as no further consultation is required, it will not materially alter the development approved and would have an acceptable impact upon the site and surroundings. The application has been referred to Planning Committee as the application cannot be determined under delegated powers as the applicant is a District Councillor.

### Planning History

2. S/0454/11 – SCDC Planning Committee granted planning permission for two storey rear extensions including the provision of a chimney in April 2011.

## **Planning Policies**

3. *National Planning Policy Framework*
4. *Local Development Framework*  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria

## **Consultations**

5. No consultations are required.

## **Planning Comments**

6. The site is a two storey semi-detached dwelling which is part of a linear development along the West side of Station Road. The dwelling has permission for a two storey extension, including chimney, to the rear. The works to extend the property have recently commenced.
7. The current application seeks a non-material amendment to permission further variation to the plans approved under S/0454/11 to allow the widening of the approved chimney. The chimney as proposed would extend slightly further from the side elevation of the extension.
8. The key issues to address in assessing whether the proposed changes can be considered non-material amendments are whether any further consultation is required, whether the development it is materially the same scale, whether it would materially alter the approved development and whether additional planning conditions are required in order for it to be acceptable. In this case, given the limited additional width of the chimney (approximately 200mm) and the location of the chimney away from common boundaries, it is not considered that any further consultations are required. The development would remain materially the same scale and would not materially alter the approved development. No new conditions would be required as a result of the amendment.
9. The proposed amendment would not significantly impact on the site or the wider surroundings and would not have any significant impact on policy objectives. It is therefore considered that the proposed amendment is non-material and should be approved as such.

## **Recommendation**

10. It is recommended that the amendment, as shown on drawings 0001-005 Rev 028 and 0001-002 Rev 028, be accepted.

## **Background Papers**

11. Where [the Local Authorities \(Executive Arrangements\) \(Meetings and Access to Information\) \(England\) Regulations 2012](#) require documents to be open to inspection by members of the public, they must be available for inspection: -
  - (a) at all reasonable hours at the offices of South Cambridgeshire District Council;
  - (b) on the Council's website; and

(c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following background papers were used in the preparation of this report:

1. South Cambridgeshire Local Development Framework Core Strategy DPD 2007
2. South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
3. South Cambridgeshire Local Development Framework Supplementary Planning Documents
4. National Planning Policy Framework 2012
5. Greater Flexibility For Planning Permissions DCLG 2010
6. Planning File References: S/0454/11 and S/2397/14/NM

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