

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 12/01071/AMD

Ward:
**Bromley Common And
Keston**

Address : 9 The Dale Keston BR2 6HW

OS Grid Ref: E: 541852 N: 164806

Applicant : Mr And Mrs J & W Campell

Objections : YES

Description of Development:

AMENDMENT: to form small parapet gutter to side wall of garage (southwall) instead of approved over hanging gutter

Proposal

Under planning ref. 12/01071 permission was granted for roof alterations incorporating front and rear dormers to form habitable accommodation in the roofspace, pitched roof to garage and single storey rear extension and elevational alterations.

The current plans which have now been implemented show a revised flank wall detail A small parapet gutter to the side wall of the garage is now proposed as opposed to the approved guttering which was incorporated into the hip end roof of the garage. In order to achieve the revised flank wall detail, the width of the roof has been reduced by approx. 0.6m all other aspects of the proposal appear to remain unchanged.

Location

The application property is a bungalow located along The Dale and is one of the first properties you see when you enter the road via Beechwood Drive.

The road itself is attractive with tree-lined grass verges and a mix of detached houses and bungalows set back from the road.

Photographs of the works are available on the file for Members to view.

Planning Considerations

The main issues relating to the minor amendment are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

In deciding whether proposed changes are acceptable as non-material amendments, careful consideration also needs to be given to the following three points:

1. Do the proposed changes differ in substance from the development that was granted planning permission?

From a visual perspective the changes to the flank wall detailing are relatively minor and indeed to achieve the revised gutter detail there has also been a reduction in the width of the roof to the garage. As a result an overall lesser scale of development is now proposed.

2. Would acceptance of the proposed changes as non-material amendments deprive those who should have been consulted from such additional consultation?

Occupants of the neighbouring property at No.7 made representations both at application stage and following the schemes approval. The residents at No.7 also contacted the Council whilst the subject works were being carried out expressing their concern that the changes would result in loss of visual amenity and would not be in keeping with the character of the area. A letter was sent [18.7.2013] to them advising them that the Council was in receipt of and assessing the subject application. Following this they have also been formally notified of the application and sent a copy of the plans.

3. Does the cumulative impact of a series of non-material amendments result in a development that is quite different from the original permission?

Once again the changes indicated in the plans are relatively minor and relate to one aspect of a larger scheme. The cumulative impact is of the changes to the width of the roof gutter detail result in a development that is very similar to the original permission

Therefore given the above it is considered that the alterations indicated are acceptable as a non-material amendment to the original permission. It is not considered that they will unduly impact on the character of the area or the residential amenities of the neighbouring property at No.7.

Background papers referred to during production of this report comprise all correspondence on file ref(s). DC/12/01071, excluding exempt information.

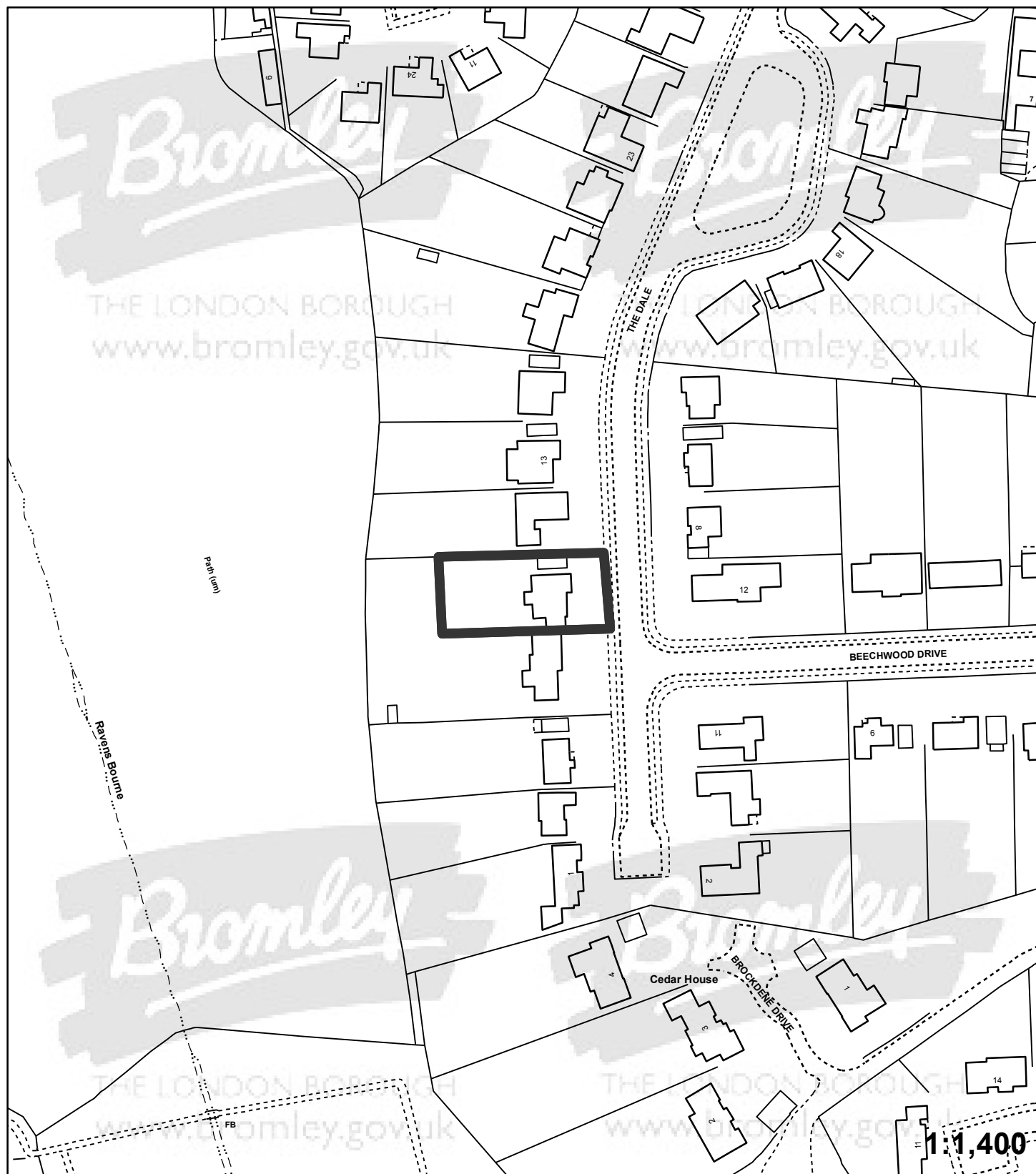
Recommendation

Approve Non Material Amendment

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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