



*St Edmundsbury*  
BOROUGH COUNCIL

**DEV/SE/16/045**

# **Development Control Committee**

## **2 June 2016**

### **Non-Material Amendment NMA(A)/15/2071**

#### **77 Queen's Road, Bury St Edmunds**

<b>Date</b>	26 April 2016	<b>Expiry Date:</b>	24 May 2016
<b>Registered:</b>			Extension of time until 2 June 2016
<b>Case Officer:</b>	Jonny Rankin	<b>Recommendation:</b>	Approve
<b>Parish:</b>	Bury St Edmunds Town	<b>Ward:</b>	Risbygate

**Proposal:** Non Material Amendment to DC/15/2071/HH - Change of roofing material on top of the dormer window

**Site:** 77 Queen's Road, Bury St Edmunds, Suffolk, IP33 3EW

**Applicant:** Mr Andrew Mills

#### **Synopsis:**

Application under the Town and Country Planning Act 1990 and the (Listed Building and Conservation Areas) Act 1990 and associated matters.

#### **Recommendation:**

It is recommended that the Committee determine the attached application and associated matters.

#### **CONTACT CASE OFFICER:**

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**Background:**

**This application is referred to the Committee because it is made by the husband of a contracted employee of St. Edmundsbury Borough Council.**

**Proposal:**

1. A non-material amendment is sought to DC/15/2071/HH for a change of the roofing material on top of the dormer window.

**Application Supporting Material:**

2. Information submitted with the application as follows:
  - Application Form
  - Amended Plan

**Site Details:**

3. The site is a terraced dwelling situated within the Bury St Edmunds Housing Settlement Boundary, Bury St Edmunds (Victoria Street) Conservation Area and also subject to Article 4 Direction.

**Planning History:**

4. DC/15/1901/HH Householder Planning Application - (i) Single storey rear extension to existing building (ii) Replacement of front path and new gate. Application granted.
5. DC/15/2071/HH Householder Planning Application - Loft conversion to form an additional bedroom with Dormer window to rear elevation. Application granted.

**Consultations:**

6. N/A

**Representations:**

7. N/A

**Policy:** The following policies of the Replacement St Edmundsbury Borough Local Plan 2016 and the St Edmundsbury Core Strategy December 2010 have been taken into account in the consideration of this application:

8. Joint Development Management Policies Document:
  - Policy DM2 (Creating Places – Development Principles and Local

- Distinctiveness)
- Policy DM16 (Local Heritage Assets and Buildings Protected by an Article 4 Direction)
- Policy DM17 (Conservation Areas)
- Policy DM24 (Alterations or Extensions to Dwellings, including Self Contained Annexes and Development within the Curtilage)

9. St Edmundsbury Core Strategy December 2010
  - Policy CS3 (Design and Local Distinctiveness)

**Other Planning Policy:**

10. National Planning Policy Framework (2012) core principles and paragraphs 56 – 68

**Officer Comment:**

11. The application is made under Section 96A of the Town and Country Planning Act 1990 (introduced via Section 190 of the Planning Act 2008) for a non-material amendment to an existing planning permission. There is no statutory definition of 'non-material' and the local authority must consider the context of the overall scheme in deciding whether the amendment sought is non-material.
12. The proposed amendment in this case concerns the roofing material on top of the dormer window, changing the previously approved slate to Glass Reinforced Plastic (GRP) fibre glass. The GRP fibre glass is dark grey to match the slates on the rest of the roof.
13. The amendment is required owing to the pitch of the consented dormer which is not steep enough to provide for slate, whilst also being needed to create a waterproof covering.
14. As the amendment will not increase the dimensions or appearance of the consented dormer window when appreciated from ground level, or present visually to the conservation area, it is considered an acceptable change to the proposal as a non material amendment to the plans originally approved.

**Conclusion:**

15. Overall it is considered that the revision does not result in any material harm. The amendment is minor in nature and considered to be non-material in the wider context of the scheme.

**Recommendation:**

It is **RECOMMENDED** that the application for a non-material amendment be **approved**.

**Documents:**

All background documents including application forms, drawings and other supporting documentation relating to this application can be viewed online.

Case Officer: Jonny Rankin

Date: 16 May 2016