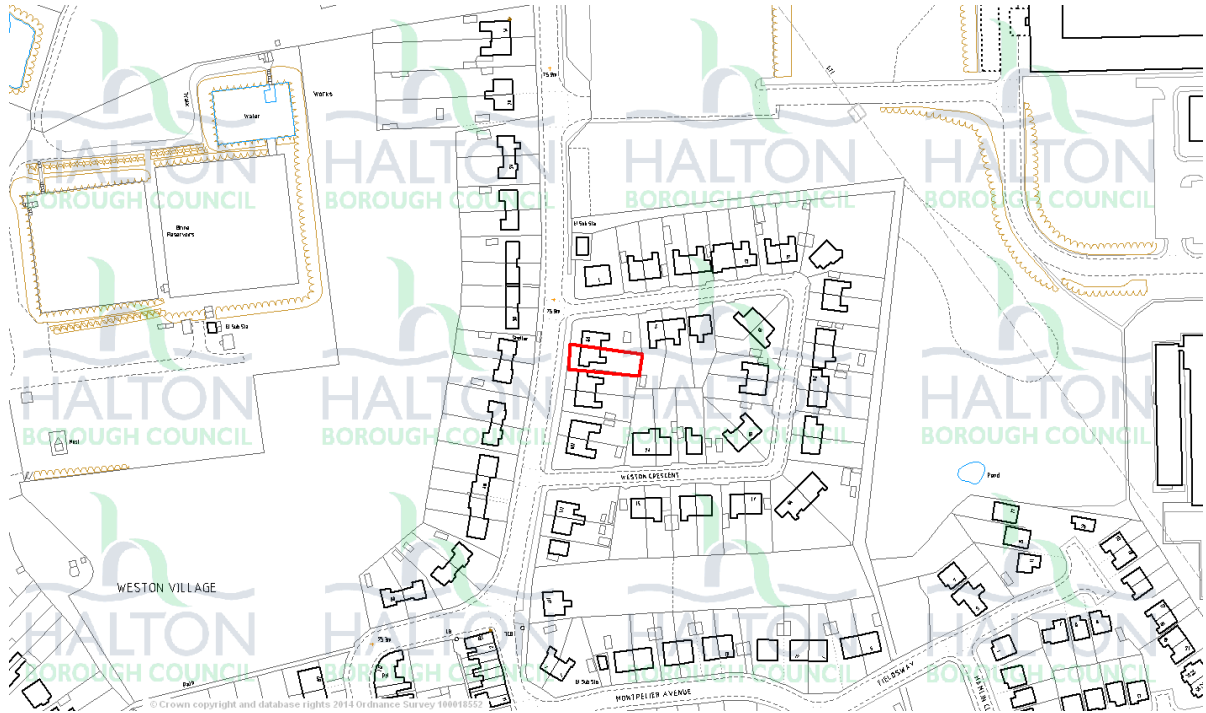


<b>APPLICATION NO:</b>	14/00054/NMA
<b>LOCATION:</b>	101 Heath Road South
<b>PROPOSAL:</b>	Increase in rear window size in approved two storey side extension (13/00364/FUL).
<b>WARD:</b>	Heath
<b>PARISH:</b>	
<b>CASE OFFICER:</b>	Adam Brennan
<b>AGENT(S) / APPLICANT(S):</b>	Chris Rowe
<b>DEVELOPMENT PLAN ALLOCATION:</b>	National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy (2013) SPD – Household Extensions
<b>DEPARTURE</b>	NO
<b>REPRESENTATIONS:</b>	0
<b>KEY ISSUES:</b>	Design/Scale/Mass Side Projection Overlooking
<b>RECOMMENDATION:</b>	Approval

**SITE MAP**



## **APPLICATION SITE**

### **1.1 The Site**

The application site is a semi-detached property located on Heath Road South in the Weston area of Runcorn. The application site is designated as housing in the Halton UDP land allocations map.

### **1.2 Planning History**

This proposal is a non-material amendment to a previously approved application for a two storey side extension (13/00364/FUL). This approved application was put before this Committee in November 2013. Prior to this application there was no associated planning history at 101 Heath Road South.

### **1.3 Surrounding Area**

This is an established residential area with a mix of housing types, although the immediate surrounding area is mainly semi-detached. The application property is a semi-detached residence, sharing both side boundaries with semi-detached properties. The rear boundary is shared with another semi located on Weston Crescent.

### **1.4 Background**

This application proposes a modern extension of modest size that complies with planning policy. The reason for it being brought before the Planning Committee is that the Applicant is an elected member for the Council.

## **2. THE APPLICATION**

### **2.1 Documentation**

The Applicant's representing agent has submitted a planning application form and complete set of plans.

## **3. POLICY CONTEXT**

### **3.1 Town and Country Planning Act 1990 – Section 96A**

Section 96A was introduced in 2009 and allows a non-material amendment to be made to an existing planning permission via a simple application procedure with a quick decision time. There is no statutory definition of 'non-material', although it is usually an alteration that is usually considered very minor. This is because it is so dependent on the context of the overall scheme. What may be non-material in one context may be material in another. Consultation is left to the discretion of the Local Authority, and is often not expected. The time period of determination is 28 days.

### **3.2 Halton Core Strategy (2012)**

There are no considerations generated as a result of the Core Strategy.

### 3.3 Halton Unitary Development Plan (UDP) (2005)

- *Policy H6*
- *Policy BE1*
- *Policy BE2*

The primary planning policy for the determination of this planning application is policy H6 'House Extensions' of the Halton UDP.

This proposal comprises of a two storey side extension that involves the demolition of an existing garage. Its purpose is to generate an additional bedroom for the property and incorporate a tv room at ground floor.

### 3.4 Household Extensions SPD

Policy H6 is supported by the Halton Supplementary Planning Document 'House Extensions' (the SPD). This document sets out further guidance as to the design, scale and appearance of residential extensions. This proposed non-material amendment meets the requirements set out in the SPD.

## 4. CONSULTATIONS

4.1 There is no consultation for a non-material amendment. There was no objection to the approved side extension from the consultation undertaken on the original application.

## 5. ASSESSMENT

The approved application was deemed to have no impact on the immediate neighbours. There was no significant overlooking created from the rear of the side extension. The increased window size does not alter the impact on neighbouring properties and the increased window size is compliant with policy.

No amendments are proposed to the general scale or appearance of the dwelling. The footprint and appearance are the same. The main changes will not affect the character of the building or the dwelling. The new window size does not have significant impact on neighbouring properties. The amendments are minor and do not significantly alter the appearance of the extension, and the nature of the amendment is therefore considered to be non-material.

## 6. CONCLUSIONS

The increased window size in the rear elevation of the approved extension are considered non-material.

## 7. RECOMMENDATIONS

Approve as non-material amendment.