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Planning Development

Section 96a non-material amendment to Class Q prior notification approval ref: 2016/0229 at Ashley Grange. 116 Haigh Lane, Hoylandswaine, S36 7JQ

This application seeks non-material amendments to the Class Q prior notification approved in 2016. These comprise alterations to 'Dwelling 1' shown on the approved plans and have been requested by the intended purchaser of the plot.

The changes relate to internal layout alterations, which in turn result in changes to the positions and types of window / door openings. These are as follows:

- Reduction from four bedrooms to two.
- Introduction of study and integral domestic garage / workshop.
- Movement and alterations to dimensions of some rooms.
- Removal of window on western elevation (the elevation facing the other approved properties).
- Re-arrangement and change to openings on the other elevations.

No changes are proposed to the external envelope of the building, materials, the curtilage etc. As such, the scheme remains fully compliant with all the relevant criteria specified by Class Q of the GPDO 2015 (as amended).

Section 96a (2) of the Town & Country Planning Act 1990 (as amended) states: "In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted."

In this case, it is considered there are no material planning effects resulting from the changes because of the following:

- 1) The internal layout changes would not constitute 'development' requiring planning permission.
- 2) The visual effects of the changes simply result in a different mix of window and door openings. These changes do not materially affect visual amenity in the sense that the character of the building as converted would not have any noticeable impact on the design concept originally approved: the numbers, regularity and style of openings remains broadly the same.
- 3) In terms of residential amenity, the sole window (serving an en suite shower/ WC) originally approved in the western elevation is proposed to be removed and therefore no material

changes to the elevation facing the other plots are proposed. As a consequence, there are no material issues relating to privacy or overlooking resulting from the proposed amendments.

Finally, it is also worth noting that by proposing an integral garage, the changes will result in visual improvements to the wider Green Belt by ensuring parked vehicles will be out of sight.

It is therefore considered that the proposed changes are non-material in nature as the changes produce no 'effects' of acknowledged importance in planning terms.

Robert Halstead Chartered Surveyors & Town Planners

July 2018