

Non Material Amendment officer Report

Application Number:
21/06173/NMA01

Recommendation:
Granted

Brief Description of Development/Address:

Non Material Amendment of application 21/06173/FUL: Proposed carport will be converted into a master bedroom for the property.

Address:

The Stables Off Ben Rhydding Drive Ilkley West Yorkshire LS29 8BD

Applicant:

Mr & Mrs B Cox
Wheatley Chase
Ben Rhydding Drive
Ilkley
LS29 8BD

Agent:

Halliday Clark Limited
The Point
1 Lower Railway Road
Ilkley
West Yorkshire
LS29 8FL

Planning permission was granted on 4.2.2022 for the conversion of the existing stable building to a residential dwelling. In addition, a car port enlargement was proposed to provide a secure parking facility to the side of the building.

THE MODIFICATION :

A recent application for an extension to the stable (22/01062/FUL) was withdrawn as it did not achieve Officer support as it was considered to represent a disproportionate addition within this green belt location.

Instead the applicant has opted to modify the approved car port to provide additional bedroom accommodation. The number of bedrooms will only increase from 2 to 3. The property will no longer benefit from a covered parking area but the site is secure and there is a large parking forecourt available. The changes made to the exterior of the building will be in keeping with the design approach employed in the planned conversion.

On 6 January 2011 the Council's Regulatory and Appeals Committee adopted the following four key tests in order to assess the acceptability of a change to an approved scheme under the non-material amendment procedure:-

1. Is the proposed change significant in terms of its scale (magnitude, degree etc.) in relation to the original approval?
2. Would the proposed change result in a development that will appear noticeably different to what interested parties may have envisaged or could result in an impact on the amenity of occupiers of adjoining properties?
3. Would the interests of any third party or body who participated in or were informed of the original decision be disadvantaged in any way?
4. Would the amendment be contrary to any planning policy of the Council?

The change is not considered to be significant in terms of its scale in relation to the original approval in that the overall 'envelope' formed by the car port addition remains unchanged (1). The changes to the exterior would not be readily noticeable from public vantage points given the degree of screening to the front of the site and will not impact upon the amenities of near neighbours for the same reason. (2). Third party interests will not be affected by the amendment (3). The proposal is also not contrary to any planning policy of the Council (4). There is no change to the mass and bulk of the resulting building and to that end there is no conflict with Green Belt policies and ample parking remains available on site to meet the needs of the future occupants, notwithstanding the loss of the car port. Permitted development rights were removed and thus planning consent would be required for any further outbuilding/ extension at the property.

Conclusion:

It is considered that the application for non-material amendment is acceptable in light of points 1, 2 and 3 of the Council's adopted methodology as noted above and does not conflict with any of the Council's planning policies in accordance with Point 4. Therefore, the proposal can be considered as a non-material amendment.