

NON MATERIAL AMENDMENTS GUIDANCE NOTES

July 2010



The Local Planning Authority now has the ability to agree non-material amendments to planning permissions already granted, without having to resubmit a fresh full application with all the plans and a full planning application fee. Such applications **must** be submitted on the relevant form and accompanied by a smaller fee and plans sufficient to clearly identify the changes.

What is a non-material amendment?

A non-material amendment is a minor variation to part of an approved scheme which does not raise any new issues which would otherwise warrant the submission of a fresh planning application e.g. such a change -

- only has a minimal effect on the overall impact of the originally approved development;
- would not result in a greater detrimental impact on the resulting development or be prejudicial to amenity, including the interests of any third parties;
- would not involve a part of the development which was objected to whilst determining the planning application;
- would not be contrary to any policy of the Council;
- would not be restricted by any condition on the planning permission;
- would not have a detrimental impact on the building or the area.

What is NOT a non material amendment?

- New windows, openings or enlargements which would result in loss of privacy or amenity to neighbours;
- An extension to the application site;
- Any change in the volume of a new building which would have a material change in its appearance or impact;
- A significant increase in the height of the development;
- Any changes to ground level which would have implications on the site's characteristics, privacy, amenity, etc.;
- Any works which in themselves constitute 'development' requiring planning permission;
- Any change to the external materials which would adversely affect the character or appearance of the development or erode the quality of that which was originally approved.
- ANY change to a grant of Listed Building Consent

NOTE: The above is not a comprehensive list and each request must be considered on its merits having regard to all relevant circumstances.