

OFFICERS REPORT

Application No: Y18/0031/NMA

Location: 33 Cornwallis Avenue Folkestone Kent CT19 5JB

Proposal Application for a non material change to Y16/1416/SH (Erection of first floor side and rear extension) to allow for the widening of two front windows to the extension, positioning of x2 high-level Velux roof windows to side roof of extension, reduction in size of rear bi-fold doors to extension and increase in roof height to the extension

ASSESSMENT

Planning permission was granted on the 16th February 2017 for the erection of a first floor side and rear extension. This non-material amendment application seeks an amendment to the approved scheme to allow for the widening of two front windows to the extension, the positioning of x2 high-level Velux roof windows to the side roof of the extension, the reduction in size of the rear bi-fold doors to the extension and the increase in roof height to the extension.

It is considered that the widening of x2 windows to the front elevation and the reduction in size of the rear bi-fold doors to the extension would be small-scale amendments to the original scheme and subsequently are considered to be acceptable.

In terms of the addition of x2 Velux roof windows to the Southern roof slope to serve the Dressing Area, due to these being high-level and of a small-scale these would not have a significantly adverse impact upon the amenity of neighbouring occupants and as such are considered acceptable in this instance.

With regard to the proposal to increase the height of the proposed pitched roof by approximately 0.2 metres this is felt to be a minor alteration to the previously approved application given the separation distance to neighbouring properties, which would not have an adverse impact in terms of overshadowing to the neighbouring occupants nor would this significantly alter the appearance of the dwelling within the context of the streetscene. As such this amendment is considered acceptable in this instance and the non-material amendment application can be granted.

As such it is considered overall that the proposals are acceptable and constitute a non-material amendment in this instance.

Conditions:

None