

Officer Report

Application No.	24/0343/FH/NMA
Site Address	88 St Leonards Road, Hythe, CT21 6HW
Officer Name	Danielle Wilkins
Proposal	Non material amendment to planning permission 21/2504/FH to allow for changes to external finishes including insertion of 4 roof lights & changes to windows and doors

Recommendation

Report Number	RD-434102
Recommended Decision	Recommended to be Approved
Recommendation Date	22 March 2024

Report

Planning permission was granted in August 2022 for the erection of a Proposed single storey detached dwelling and associated access, landscaping and parking

This NMA seeks amendments to amend the external finishing materials from black stained timber cladding to Millboard Composite Envello Cladding in Burnt Cedar with matching soffit details, window door colour changed from black to dark grey uPVC wood effect with dark grey aluminium bifold doors, insertion of 4 no. rooflight windows, omission of one window from the north side elevation and the omission of the zinc surround to front west elevation windows.

The submitted amended plans are drawing numbers: 256/BRO3A and 256/BR09A

Conclusion

The proposed Millboard Composite Envello Cladding in Burnt Cedar features a woodgrain finish and is considered to have a similar appearance to the approved black stained timber cladding and is not considered to significantly alter the appearance of the dwelling as approved.

The change in window colour is also not considered to significantly alter the appearance of the dwelling as approved.

The omission of the Zinc framing is regrettable however would not significantly alter the appearance of the dwelling.

The insertion of four no. roof light windows within the north and south roof slopes in order to provide additional light to the open plan kitchen/lounge/diner would not provide for any

opportunities for overlooking, nor would they impact on the appearance of the dwelling as they would sit almost flush with the roof slope.

The omission of one north side elevation window is also not considered to alter the appearance of the dwelling as this would be side elevation, this would not be visible from the street scene, also it is worth noting here that due to discrepancy in the original drawings the window to be removed was only shown on the approved floor plan and not the approved elevations. This NMA therefore removes any ambiguity as to the approved plans.

I do not consider that the proposals as combined would materially alter the character or appearance of the building or wider street scene and would therefore have a neutral impact on the surrounding area. In addition, the installation of roof light windows would not result in any neighbouring amenity concern.

Therefore in this instance the proposed alterations to the approved scheme are considered to constitute non-material amendments and subsequently this application can be approved.

HUMAN RIGHTS

I have also taken into account the human rights issues relevant to this application. In my view, the Assessment section above and the Recommendation represents an appropriate balance between the interests and rights of the applicant (to enjoy his land subject only to reasonable and proportionate controls by a public authority) [and the interests and rights of those potentially affected by the proposal (to respect for private life and the home and peaceful enjoyment of their properties)] and the wider public interest.

Suggested Informatives (1)

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The amendments hereby permitted have been approved on the basis of the submitted application form received on 27/02/2024 and drawing nos. 256/BRO3A and 256/BR09A