

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 96A

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR NON-MATERIAL AMENDMENTS

Reference No: **2023/NM/90943/W**

Site Address: Lascelles Court, Lascelles Hall Road, Lascelles Hall,
Huddersfield, HD5 0BD

Description: Non material amendment to previous permission
2022/91672 for replacement of flat garage roof with
pitched roof, partial conversion of garage to form
habitable living accommodation, external alterations
and erection of rear canopy

Recommending Officer: Lucy Taylor

DECISION – NON MATERIAL AMENDMENT APPROVED

**I hereby authorise the approval of this application for the reasons set
out in the officer's report and recommendation annexed below in
respect of the above matter.**

John Holmes

AUTHORISED OFFICER

Date: 04-Apr-2023

Officer Report

The proposal seeks a non-material amendment (NMA) to the original approval under application 2022/91672 for replacement of flat garage roof with pitched roof, partial conversion of garage to form habitable living accommodation, external alterations and erection of rear canopy at Lascelles Court, Lascelles Hall Road, Lascelles Hall, Huddersfield, HD5 0BD.

The submitted plans and application form indicate that the non-material amendment being sought is to simplify the bespoke glazing system in the converted garage as approved under application 2022/91672 to 2 velux and standard bi-fold doors.

The approved drawings are:

- Existing Plans and Elevations (Ref: 651-001)
- Proposed Plans and Elevations (Ref: 651-005)
- Existing 3D Views (Ref: 651-002)
- Proposed 3D Views (Ref: 651-006)

The proposed drawings are:

- Proposed Design (Ref: 651-010)
- Proposed 3D Views (Ref: 651-011)

With regard to the Council's published protocol for dealing with non-material amendments, paragraph 2.3 sets out four key tests for assessing the acceptability of proposed changes to the approved scheme. They are as follows:

1. Is the proposed change inconsequential in terms of its scale (magnitude, degree etc.) in relation to the original approval?

The proposed change is to the fenestration details of the converted garage approved under application 2022/91672; the originally proposed bespoke glazing system is to be replaced by 2 velux windows and a set of standard bi-fold doors.

Therefore, this change is considered inconsequential in terms of its scale in relation to the original approval.

2. In the Authority's View would the proposed change result in a detrimental impact either visually or in terms of living conditions?

The proposed change to fenestration would not result in a detrimental impact either visually or in terms of living conditions.

The proposed replacement forms of glazing would be in keeping with fenestration details already installed within the host property, of the same design.

In addition, this alteration would retain the same internal layout of the garage conversion and facilitate sufficient levels of natural light.

3. In the Authority's view would the interests of a third party or body who participated in or were informed of the original decision be disadvantaged in any way?

The proposed change would not disadvantage any third parties or bodies who participated in or were informed of the original decision.

This is because the proposed glazing is to be installed in place of originally approved bespoke glazing. In turn, the change will not alter the original conclusion with regard to impacts upon residential amenity.

4. In the Authority's View would the amendment be contrary to any policy of the Council?

The amendments would not be contrary to any policy of the Council.

Conclusion

To conclude, it has been considered that the amendments shown on the submitted drawings are appropriate to be regarded as a non-material amendment to the previous planning approval 2022/93730.

Report dated: 31.3.23