



RevA

INTRODUCTION

NON-MATERIAL AMENDMENT APPLICATION :- 14 Sunnydene Avenue, HA4 6AF

Planning permission with conditions was granted at 14 Sunnydene Avenue in 2025 for "Demolition of the existing rear extension and erection of a single-storey rear and side extension with four rooflights. Conversion of roof space to habitable use, including a hip to gable conversion to both sides, removal of chimney, construction of a rear dormer and installation of three rooflights to the front roof slope and one rooflight to the rear roofslope." [application reference: 26362/APP/2025/692].

Under section 96A of the TCPA 1990, local authorities have the power to grant changes to previously approved applications if they are satisfied that the change is non-material. There is no statutory definition of 'non-material' but will be reviewed on a case-by-case basis and when viewed against the approved scheme.

This application seeks consent for non-material amendments to the planning permission 26362/APP/2025/692. These proposed changes are as follows:

- + Front entrance bricked up
- + Timber framed door added to existing side entrance.
- + Proposed rooflight to ground floor pantry to match approved ground floor rooflights
- + Adjusting the location of first floor rooflights (x3) to the front roof slope. Rooflight to the rear roof slope (x1) to be relocated to the front roof slope

All proposed works are to improve the appearance of the new building within the street scene and can be seen as non-material amendments. There are no alterations to the floor-space, overall height or description of the development.



THE PROPOSAL: ELEVATIONS

The front elevations opposite show the proposed alterations this application would like to make to the previously approved scheme. The subsequent 3 pages show the side and rear elevation changes that are proposed to this application.

On the ground floor, the existing front entrance is bricked up and replaced by the side entrance. The proposed works will provide a better internal layout and more circulation space for residents.

As part of the changes on the ground floor, a utility is proposed replacing the wc, proposed with a side door finished in timber. The side door will provide access to the existing side passage. The door will not be glazed meaning no overlooking issues. x1 Proposed rooflight on the ground floor to the pantry will match the approved ground floor rooflights.

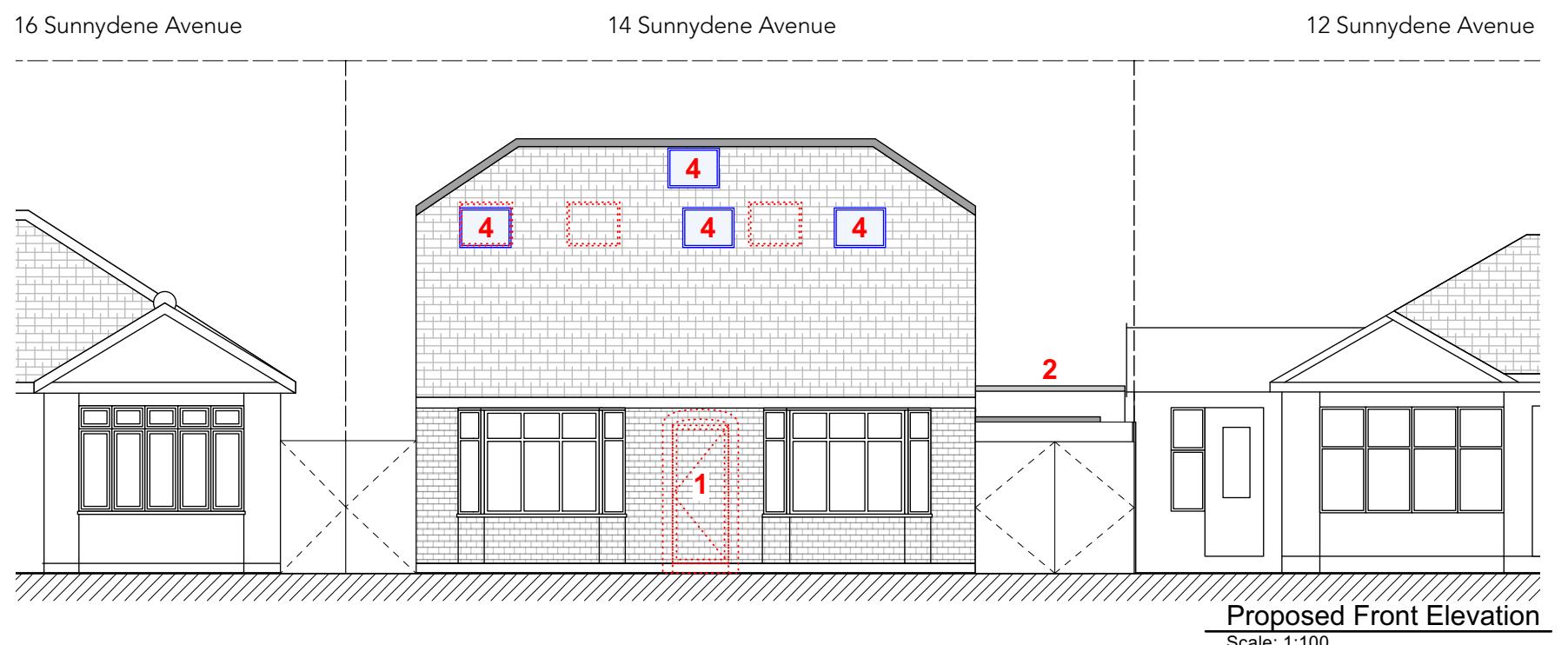
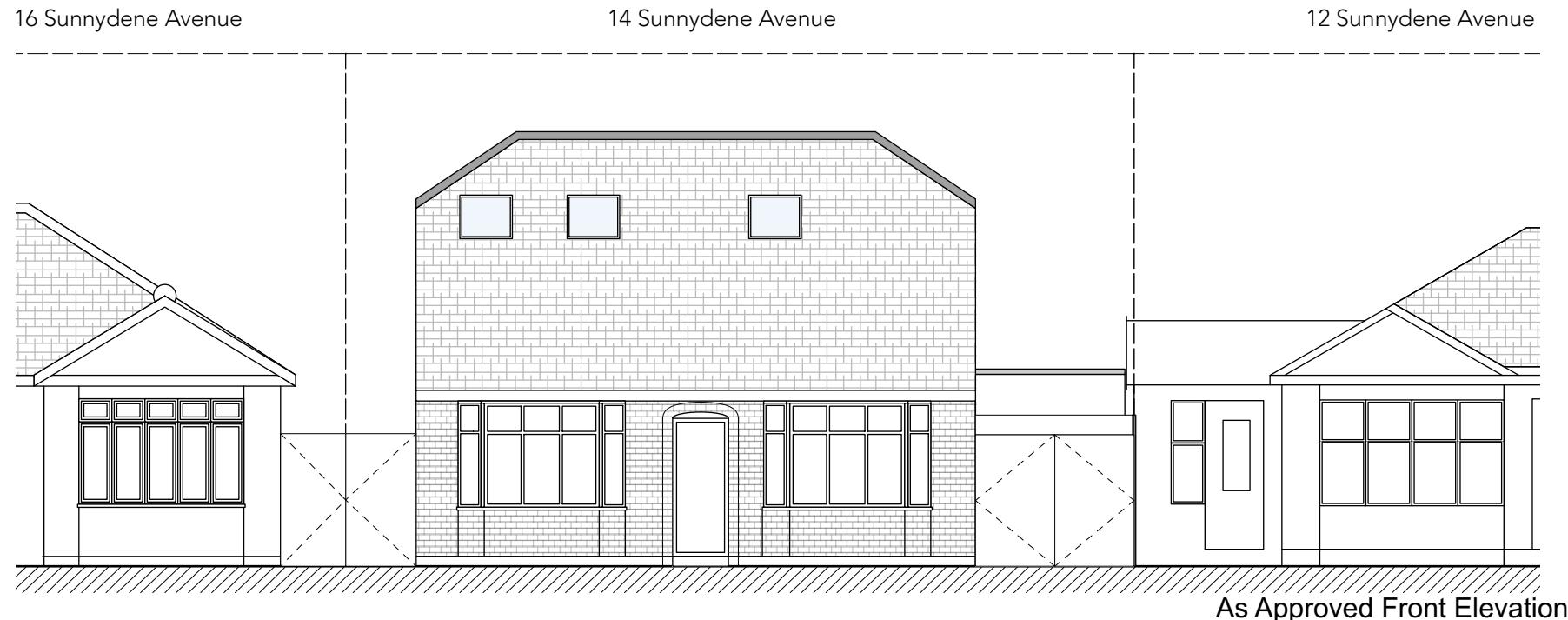
The proposal also seeks permission to amend rooflight locations on the first floor. The proposed rooflight spacing will provide no clashes with walls and are at an appropriate height for comfort. The rooflight approved on the rear roof slope has been moved to the front roof slope in line with the staircase location to provide natural light to this space.

Overall it can be concluded that the changes are small and will have little to no impact on neighbours amenity while providing a high quality and modern finish.

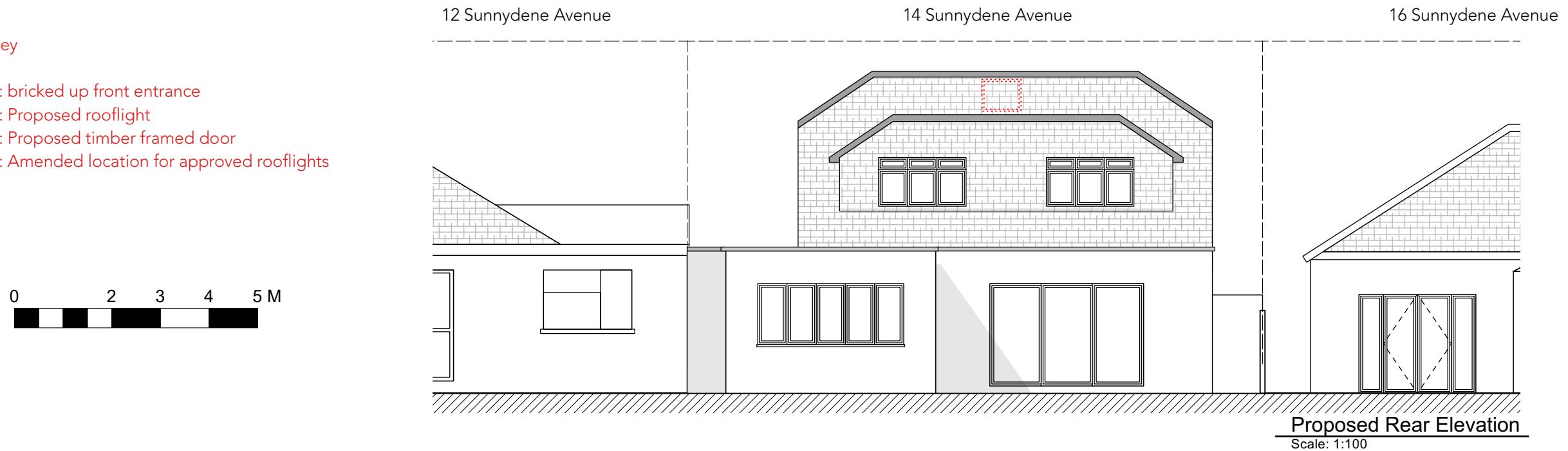
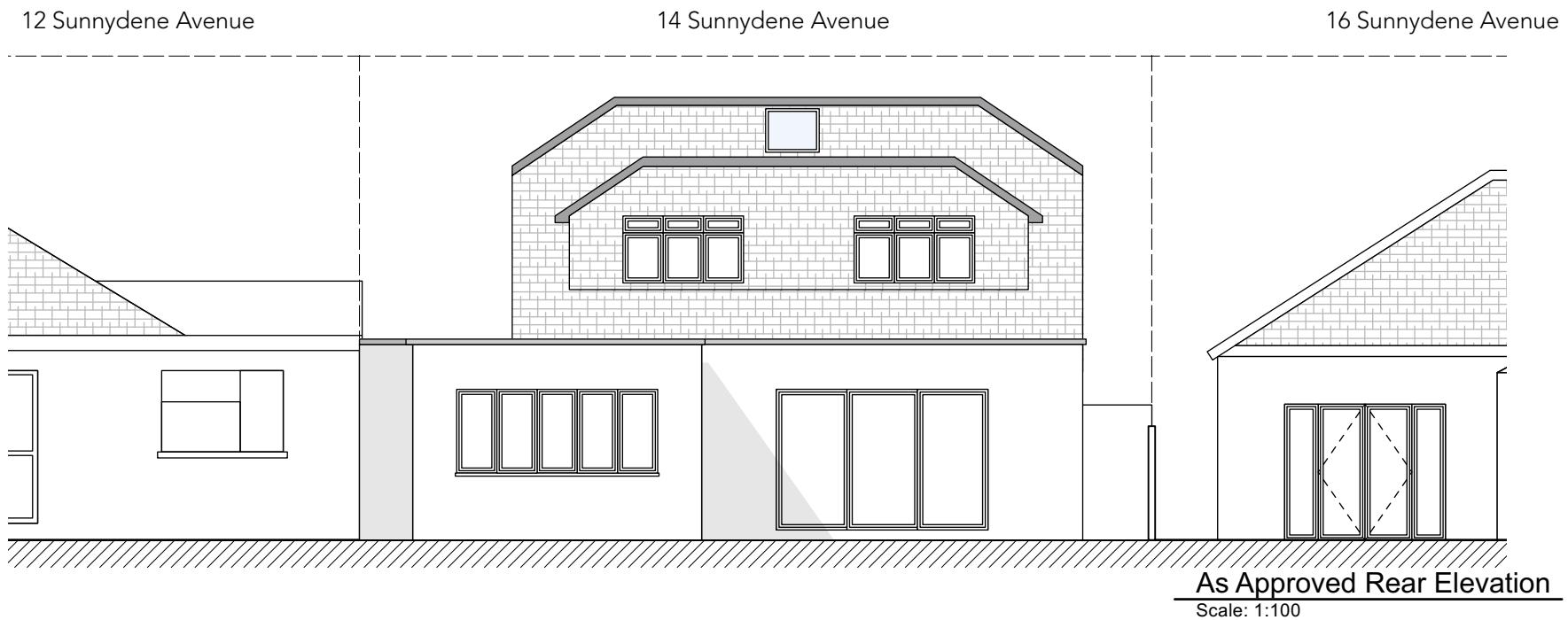
Key

- 1: bricked up front entrance
- 2: Proposed rooflight
- 3: Proposed timber framed door
- 4: Amended location for approved rooflights

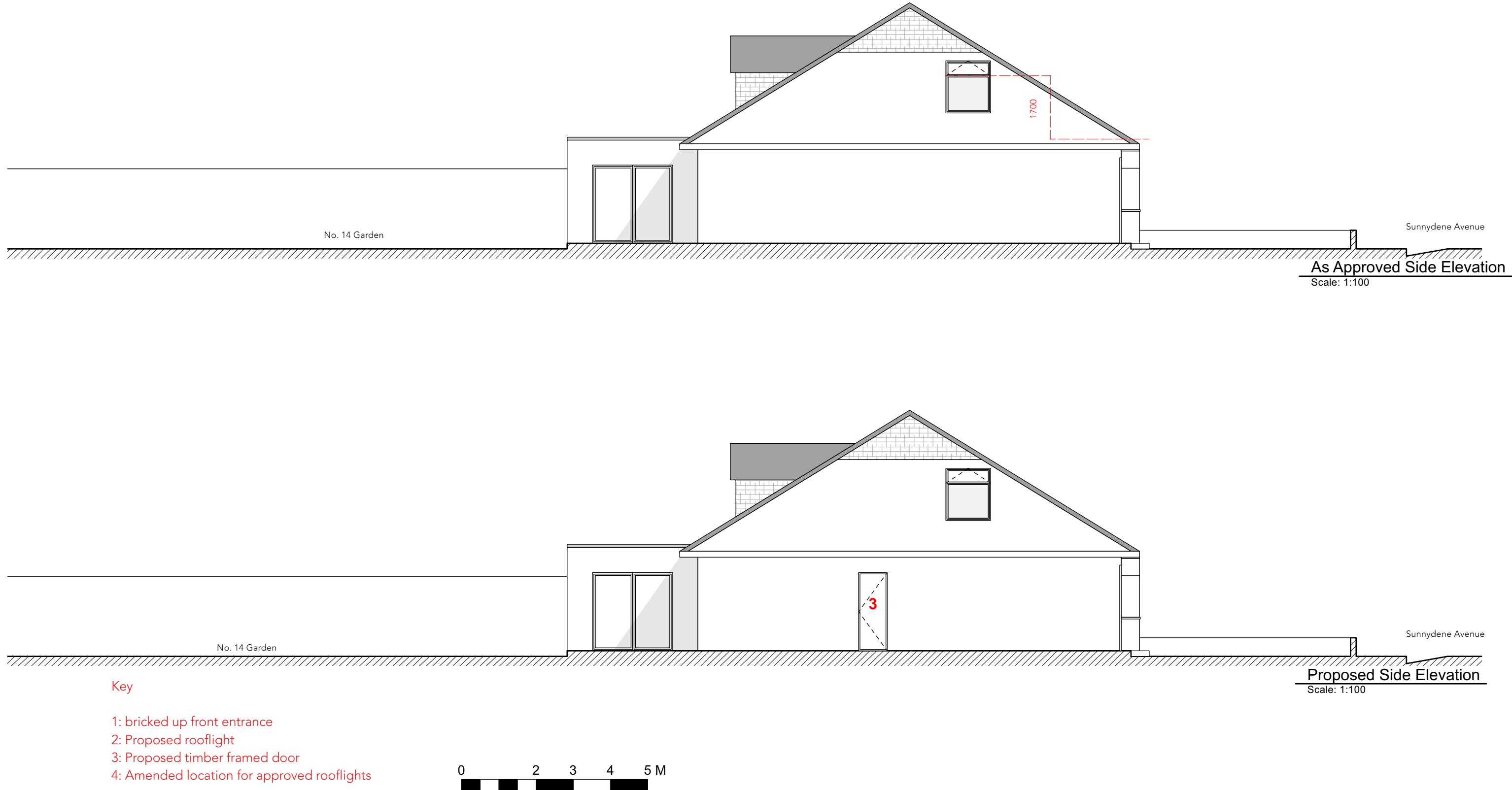
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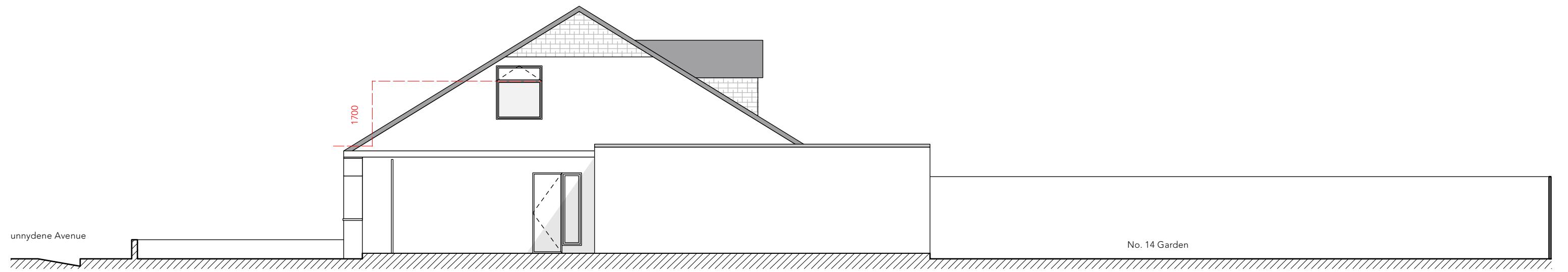
REAR ELEVATIONS: AS APPROVED AND PROPOSED



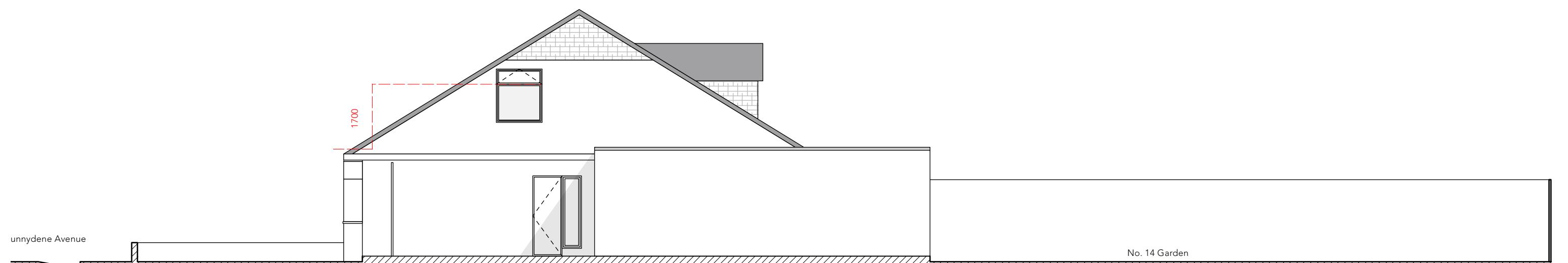
SIDE ELEVATIONS: AS APPROVED AND PROPOSED



SIDE ELEVATIONS: AS APPROVED AND PROPOSED



As Approved Side Elevation
Scale: 1:100



Proposed Side Elevation
Scale: 1:100

Key

- 1: bricked up front entrance
- 2: Proposed rooflight
- 3: Proposed timber framed door
- 4: Amended location for approved rooflights

0 2 3 4 5 M

Below is the planning history of the subject site.

14 Sunnydene Avenue

N/A

The proposed alterations have been carefully considered to ensure as little impact as possible to the approved drawings. Below is a summary of the proposed changes and their impact:

Approved	Proposed	Impact	Reasoning
NA	Bricked up front entrance	low	To enable a more efficient and functional internal layout and to improve privacy
NA	Casement Upvc window openable and obscure below 1.7m	low	To provide natural light to non habitable bathroom
NA	Openable rooflight to ground floor pantry	low	To provide natural light to pantry
Openable rooflight	Openable rooflight in amended location	low	To not clash with any walls. Proposed amendments will provide more natural light to serve family bathroom and first floor hallway
Upvc dormer windows	Upvc dormer windows in amended location	low	To provide more natural light to serve bedroom 2

The non-material amendments which this application seeks approval for relate to minor changes. These minor changes have been identified by the design team to improve the amenity to the future residents and improve the overall appearance of this building along Sunnydene Avenue.

It is our opinion that the proposed changes are not material and maintains the consented relationship with the neighbouring properties, in terms of design. It can be concluded that when assessing the alterations, the scheme remains appropriate and acceptable.

We look forward to working with the officers to enable the application to be determined.