

Additional Guidance on Non Material Amendment Applications

The Government advice on what might constitute a Non Material Amendment is that it will depend on the context of the case in hand
That being said, and to aid transparency and openness the Development Control Committee agreed to adopt the following criteria on 17 November 2017:

The Council will not accept any of the following as Non-Material Amendments if;

- The proposal would amend the use or intensity of the original planning permission, would result in a change to the description of the application or conflict with any conditions of the permission;
- The application site area (red line) differs from the original application
- Adopted planning policy is breached;
- The planning obligation on the original permission is affected;
- Windows are introduced that could potentially permit overlooking of other properties;
- The proposal would result in changes to the external details that would materially alter the appearance of the building;
- Amendments that would warrant re-consultation either of neighbours, council departments or statutory bodies;
- The proposal results in an increase in height of the building, of more than 0.3 metres;
- The proposal results in an increase in width/length of more than 1.0 metre;
- The development moves more than 1 metre in any direction.