DELEGATED DECISION REPORT

NMA/2016/0019 **Valid 11/10/2016**	**66 BROWN LEES ROAD** **BROWN LEES**	**NON MATERIAL AMENDMENT RELATING TO SMD//2013/0459** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- design
- amenity

DESCRIPTION OF SITE

The site is the gable wall of a two storey semi. This south easterly wall is parallel to and faces an equivalent gable of the next adjacent semi. In original form the properties had a facing stairs window in the gables at first floor level.

PROPOSAL

The approved alterations (SMD/2013/0459) provided for a bathroom window 600mm wide and 1,000mm high. The proposal is to instead create a bathroom window in approximately the same position 1,200mm wide and 600mm high.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s)* 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2013/0459 – two storey rear extension – approved

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: N/A (*Add date if applicable)

Public Comments
None [N/A]

Town / Parish Comments
None [N/A]

OFFICER COMMENTS

Principle of Development
This is considered to be a non-material amendment and on this basis acceptable in principle on basis of the original 2013 permission.

Design
The proportions and dimension of this window in a relatively concealed positon on a side gable are considered acceptable serving a first floor bathroom.

Amenity
No adverse implications identified.

CONCLUSION / PLANNING BALANCE
Very minor in nature, with no design or amenity conflicts the proposal is acceptable.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 21st November 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council