DELEGATED DECISION REPORT

NMA/2017/0001 **Valid 12/01/2017**	**57 BASFORD BRIDGE LANE CHEDDLETON**	**NON-MATERIAL AMENDMENT TO SMD/2016/0151 - ALTERNATIVE HIGH-LEVEL SLOT WINDOW PROPOSAL TO THE SIDE ELEVATION OF BEDROOM 3.** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- The main point for consideration is whether or not the amendments proposed would materially detract from the approved scheme.

OFFICER COMMENTS

This application seeks to ascertain whether or not the proposal to replace the first floor bedroom window located within the west facing elevation with a clearly glazed high level window would constitute a non-material amendment.

The proposal would not materially detract from the design or appearance of the approved dwelling. Similarly, the insertion of a high level window, albeit clearly glazed, would not result in any materially greater impact in terms of amenity.

CONCLUSION / PLANNING BALANCE

By virtue of the scale and nature of the amendment proposed it is not considered that the proposed amendment constitutes a material change to the approved scheme.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 08.02.2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council