**DELEGATED DECISION REPORT**

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| **NMA/2017/0002**<br>**Valid 12/01/2017** | **DUSK WOOD**<br>**ROUGHCOTE LANE**<br>**CAVERSWALL** | **NON MATERIAL AMENDMENT TO 11/01223/FUL REDUCE THE WIDTH OF THE APPROVED GARAGE AT THE REAR AND EXTEND THE GARAGE FORWARDS BY 450MM.**<br><br>**(NON MATERIAL AMENDMENTS)** |

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**MAIN ISSUES**

- Comparison with the approved planning permission
- Neighbour and street scene amenity
- Design

**DESCRIPTION OF SITE**

The property is a detached house on a corner plot accessed from Roughcote Lane with a detached single garage to the side (NW) adjacent to 'The Brailes'. Planning permission 11/01223/FUL was for a replacement detached garage and entrance porch. The entrance porch has been constructed so that a start to the development has been made. The garage was to have been c. 10m in length and 5m in width with the front elevation set back from the front elevation line of the house by c. 2m.

**PROPOSAL**

To construct the replacement garage to be fractionally forward of its approved position by less than half a metre (0.45m); to maintain the same width (5.052m) in its front elevation facing the road and for the first 3.365m back but then to reduce the width to 3.59m over the remaining c. 7m to the rear. The resulting indentation to the layout would be on the SE elevation alongside the house. The more visible NW side elevation of the garage remains as previously except that the roof line has a lower ridge height in the rear 7m.

**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
SS6b Smaller Villages Area Strategy – inside the development boundary
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/2011/1045 – replacement porch and detached garage – approved

**CONSULTATIONS**
**Publicity**
As a non material proposal consultation is discretionary and guidance states that consultation would not be expected in the majority of cases and none has been undertaken here.
Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: N/A

**OFFICER COMMENTS**
**Principle of Development**
Within the development boundary and principle confirmed by the granting of the original consent.

**Design**
Considered acceptable and not materially different to that approved. There would be a break in the flow of the roof line but this would not be especially noticeable in the street scene and overall the effect of the lowered ridge line in the rear two thirds is a slight reduction in impact from the approved plan.

**Amenity**
No material change from that approved which was assessed as not being over large or over dominant to the neighbouring occupiers of The Brailes.

**CONCLUSION / PLANNING BALANCE**
This is genuinely a non material alteration which raises no new design or amenity concerns either for street scene or neighbours.

**OFFICER RECOMMENDATION :** Approve

**Case Officer:** Arne Swithenbank
**Recommendation Date:** 07/02/2016

X B.J. Haywood

Signed by: Haywood, Ben

**On behalf of Staffordshire Moorlands District Council**