DELEGATED DECISION REPORT

NMA/2017/0003 **Valid 24/01/2017**	**116 ASH BANK ROAD** **WERRINGTON**	**NON-MATERIAL AMENDMENT TO 08/00889/FUL FOR:** **- OMISSION OF EXTENSION TO GROUND FLOOR** **- OMISSION OF BALUSTRADES TO FIRST FLOOR BALCONY;** **- ADDITION OF JULIETTE BALCONY TO FIRST FLOOR DOUBLE DOORSET** **- REDUCTION TO SIZE OF DOOR AND WINDOW OPENINGS TO EXISTING GROUND FLOOR ROOM** **- CHANGE IN GROUND FLOOR BALUSTRADE FROM PAINTED STEEL TO STAINLESS STEEL WITH GLASS INTERMEDIATE PANELS** **- ALTERATIONS TO WINDOW AND DOOR OPENINGS TO LOWER GROUND FLOOR EXTENSION** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The property is a large detached two storey house in the ribbon development on the south side of Ash Bank. Land to the rear (south) falls away providing for a basement level on the rear elevation facing the back garden. The land beyond comprises farm fields.

Permission 08/00889/FUL (SMD/2008/0064) granted consent for a partial first floor extension which has been implemented along with a series of other alterations essentially relating to the rear of the property and including balcony balustrades to

ground and first floor levels (first and second floor levels (as viewed in the rear elevation taking account of the basement).

PROPOSAL
As can clearly be seen from the description of this proposed NMA, in one way or another the amendments would amount to reductions of development, being either omissions of approved work or, for example, reductions of balcony to simply Juliette railings at the window/door opening. Some changes to window openings are also identified but none of these raise Space About Dwellings conflicts when assessed in relation to neighbour amenity.

OFFICER COMMENTS

Principle of Development
Under the NMA procedure the extant permission remains in place and, if approved the amendments under the NMA are confirmed as also being acceptable.

CONCLUSION / PLANNING BALANCE
The NMA proposals represent a scaling back of the scheme as originally approved. The omission of part of the rear ground floor extension over the rear basement will result in open terrace in its place but the relationship to the host property is equivalent to ground floor and in the position where back garden might normally be found if it weren't for the fall in levels. It is in any event where there was previously a terrace at the time of the 2008 consent. The boundary with the neighbour to the west at 114 is strongly fenced and no adverse impacts on the amenity of the neighbour arises. The NMA proposes a window at this same level which would face SW but set back c.8m from the boundary again no adverse impacts on the amenity of the neighbour arises.

In scale, design and appearance the NMA results in a scheme of lesser impact.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 03/03/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council