DELEGATED DECISION REPORT

NMA/2017/0007 **Valid 07/03/2017**	**SUNNYSIDE RANDLES LANE** **WETLEY ROCKS**	**NON-MATERIAL AMENDMENT TO SMD/2015/0725 TO ELEVATE THE STRUCTURE TO A POSITION TO ENABLE A SAFE ACCESS FROM THE EXISTING COTTAGE VIA THE CONNECTING LINK TO THE NEW EXTENSION** **(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

The application seeks to make modifications to the approved building as a non material amendment to the dwelling and side extension approved under application ref: SMD/2015/0725. The original plan submitted (SPENDLOW-020) showed the proposed amendments to the height of the side extension, being raised by 640mm and the ridgeline of the connecting porch being raised by 65mm. Moreover, one of the proposed small side elevation windows which, on the original application plans are shown to be high level and screened by a 2m high boundary wall, is now shown as having partial views above the boundary wall.

The original plan stated that the justification for raising the side extension was to enable a level floor line to be consistent with the main dwelling. The original application incorporated two steps; a step down from the main dwelling to the linking porch, and a second from the porch into the side extension. It was stated that this was impractical and dangerous. However no explanation was given for why the ridgeline of the connecting porch has been raised.

The submitted plans were discussed with the applicant's agent to clarify why it was necessary in design terms for the ridgeline of the connecting porch to be raised. A revised plan was requested which better described the proposed amendments which related better to the original plans submitted as part of the application.

The revised plan (SPENDLOW-0120) now shows:

1. The ridgeline of the extension to be 640mm above that previously approved.

2. The replacement of the approved two high level side windows with one high level window and one window with a cill height of 1.2m.
3. The replacement of the rear first floor apex window and high level ground floor window with two vertically aligned windows positioned at ground and first floor.

CONCLUSION / PLANNING BALANCE

There is no statutory definition of "non-material" because what may be considered non material in one case may be material in another. When considering the proposed amendments (as revised) it is considered that they represent a material change to the application. This is because the increase in the height of the extension, by 640mm and the changes to size and position of the windows need to be assessed in terms of the impact on both visual and residential amenity. Collectively these changes are not considered to be minor in nature. The changes proposed are considered to be material and thus beyond the scope of a non material application.

As such, it is considered that this application for a non-material amendment should be refused and a planning application submitted.

OFFICER RECOMMENDATION: Refuse

Case Officer: James Stannard
Recommendation Date: 18th April 2017

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Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council