DELEGATED DECISION REPORT

NMA/2017/0011 **Valid 25/04/2017**	**THE MALTHOUSE FOXT ROAD** **FOXT**	**NON MATERIAL AMENDMENT FOR INSTALLATION OF A WINDOW OVER REAR ELEVATION DOORS TO LOUNGE.** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- The key point for consideration of this application is whether the proposed amendment would materially differ from planning approval SMD/2016/0729.

DESCRIPTION OF SITE

This application relates to a plot of land that currently forms part of the residential curtilage of The Malthouse, which is a detached dwelling positioned towards the southern side of the site. The application site is accessed off Foxt Road, along the southern boundary. The site is bound by the Fox and Goose PH to the north east, Hockley House and Riverside to the south east and a ménage and open grazing land to the north west.

The application site slopes down and away from the highway to the south east and the PH car park to the north east.

PROPOSAL

This application seeks approval for the following amendments to the approved scheme:

- Installation of 1no. roof window to the rear elevation;
- Amendment to window and door styles;
- Amendment to window heights to en-suite and bathroom.

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

SS7 Churnet Valley Area Strategy
H1 New Housing Development
H2 Affordable and Local Needs Housing
R1 Rural Diversification
R2 Rural Housing
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 17
Section(s) 6, 7, 11 and 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0729 Erection of a 3 bedroom bungalow and new vehicular access
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: N/A
Neighbour consultation period ends: N/A
Press Advert: N/A

OFFICER COMMENTS

Principle of Development

Policy DC1 of the Core Strategy outlines that development should be of a high quality that adds value to the local area. Development should be designed to respect the site and surroundings having regard to matters of scale, density, layout, siting, landscaping, character and appearance in line with the Council's Design SPG.

This application seeks approval from the Council to determine that proposed amendments to the extant permission constitute a non-material amendment. The amendments proposed relate to the reduction in the size of the approved bathroom and en-suite windows that are located within the south east and south west elevations; the insertion of 1 no. roof window to the north west roof slope and additional glazing that is to be positioned above the approved patio doors that are located within the north west elevation.

The amendments proposed primarily relate to small alterations to already approved glazing. The proposals would not detract from the extant permission and as such a recommendation of approval is given.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 21.06.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council