DELEGATED DECISION REPORT

NMA/2017/0015 **Valid 07/08/2017**	**14 MARKET PLACE** **LEEK**	**NON MATERIAL AMENDMENT TO ERECTION OF EXTERNAL STAIRCASE (RELATING TO SMD/2017/0317)** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- To consider whether the amended proposal is materially different from that approved by planning application SMD/2017/0317.

DESCRIPTION OF SITE

The application site is located to the south of the Leek Market Place. The ground floor is currently being used as a hairdressers, the upper floors are currently unused but have planning consent for a residential conversion. The application site is within the Town Centre and forms part of the Leek Conservation Area.

PROPOSAL

This is a Non Material amendment application to alter the location of the external staircase approved under planning application SMD/2017/0317. The proposal is to relocate the staircase further north by approximately 1.45m which would enable retention of all of the existing single storey lean-to structure. The staircase height would remain the same, as would its design and overall finish. The relocation would result in the upper floor door opening being in a slightly different location, again further towards the north but remaining on the eastern facing elevation of the building (rear off shoot).

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework

Paragraph(s)	1 - 17
Section(s)	7: Requiring Good Design 12: Conserving and Enhancing the Historic Environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

The site has been subjected to a number of planning applications over the years however the most relevant applications are as follows;

11/00378/FUL	Change of use of upper floors to create 3 No. one bed flats. Approved.
11/00828/FUL	Two semi-detached dwellings. Withdrawn.
12/00057/FUL	Two storey building comprising 2 apartments. Approved.
SMD/2014/0559	Conversion of first and second floors to create 3 x 1 bed flats and 2 storey side extension. Approved.
SMD/2014/0681	Alterations to front elevation. Approved.
SMD/2017/0317	Erection of external staircase. Approved.

OFFICER COMMENTS

Planning permission has already been granted for the erection of an external staircase to access the upper floors of number 14 Market Place Leek. The principle of development has therefore already been approved. The current proposal to relocate the staircase approximately 1.45m further towards the north raises no objections. The amendment will result in the single storey lean-to building being retained and the upper floor doorway also being moved further to the north. The change does not result in a material alteration to the nature of the previous planning consent, no part of the staircase design would alter and there would be no issue in terms of amenity, either visually or impact upon neighbouring properties.

CONCLUSION / PLANNING BALANCE

The proposed amendment is not materially different and therefore approval is recommended.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Jackson
Recommendation Date: 23/08/2017.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council