DELEGATED DECISION REPORT

NMA/2017/0017 **Valid 06/09/2017**	**12 TYTHE BARN** **ALTON**	**CHANGE TO THE LOCATION OF THE GARAGE; THE ADDITION OF 3 WINDOWS; AND ADDITIONAL WIDTH REF SMD/2014/0383** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

Have the changes which have occurred to the approved development resulted in a material change to the external appearance and impact of the garage, and as such, can they be approved/accepted as non material amendments.

DESCRIPTION OF SITE

Detached garage in the rear corner of a back garden partially built and being constructed from concrete block. The garage is being constructed close to the shared boundary. The boundary consisted of a timber fence and a leylandii hedge on the applicant's side.

PROPOSAL

Planning permission was granted for a garage that would have been 600mm from the boundary, not had any windows and been 4.5metres wide. Amended plans submitted on the 17th October following the officer's site visit, show the rear corner of the garage at 0.56m from the boundary and the front corner at 0.4m from the boundary. They also show the width of the garage at 4.8m.

OFFICER COMMENTS

Width at 4.8m an additional 0.3m

The additional width is not apparent from natural observation, it could only be confirmed by taking the measurement – evidence enough that external appearance has not been materially affected.

Windows introduced

The garage window on the side is not on the side of the garage closest to the boundary it faces the rest of the applicant's garden a window on the rear faces the farmers field to the rear. These windows have no impact on residential amenity.

Proximity to the boundary

This is the change that prompted the concern from the neighbour reported as being built too close to the boundary. The original approved plan with the planning permission shows the garage at 600mm from the boundary. The officer measured on site and could confirm that the garage's distance from the boundary did accord with the most recently amended plan - the measurement taken from a fence post on the boundary and the garage wall 0.4m at front corner and 0.56 at rear. At its greatest a very minor difference of 200mm. One might say that this extent of difference falls within reasonable margins of error or accuracy tolerances – but in any event it would be impossible to say that at 200mm closer to the boundary the side of the garage IS materially different or has any materially greater impact on the neighbour.

CONCLUSION / PLANNING BALANCE

APPROVE AND ACCEPT CHANGES AS NON MATERIAL AMENDMENTS

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 18/10/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council