DELEGATED DECISION REPORT

NMA/2018/0001 **Valid 12/01/2018**	**LAND ADJACENT TO BROOK COTTAGE FOXT ROAD FOXT**	**NON-MATERIAL AMENDMENT RELATING TO SMD/2017/0275 FOR INSTALLATION OF 2 SMALL VELUX-TYPE ROOFLIGHTS ON THE REAR WEST ROOF SLOPE** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

The main issue relates to whether the proposed amendment to the approved scheme is non-material.

PROPOSAL

The application seeks a non-material amendment to planning approval SMD/2017/0275, which is for the erection of a detached dwelling. The amendment proposed is for the insertion of two small roof lights in the rear roof slope of the new dwelling.

OFFICER APPRAISAL

As noted above, the proposed amendment comprises the addition of two small roof lights in the rear roof slope of the new dwelling.

Within the context of the original application it is considered that the proposed changes are of a minor non-material nature. It is not considered that these changes will have a material impact on the appearance of the development nor impact on the amenities of neighbouring occupiers since the roof lights would not result in direct overlooking of any neighbouring properties. The changes will not substantially or materially change the development in respect of all relevant planning matters.

The amended plans submitted with this application are acceptable. Other than the changes referred to here any other conditions attached to approval SMD/2017/0275 will continue to apply.

CONCLUSION

In summary, it is considered that within the context of the original application the proposed changes are non material. Therefore it is recommended that approval be granted.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 08/02/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council