DELEGATED DECISION REPORT

NMA/2018/0007 **Valid 13/03/2018**	**HAZEL FARM BLACKWOOD HILL LANE GRATTON ENDON**	**NON MATERIAL AMENDMENT RELATING TO SMD/2017/0270 TO CHANGE A SINGLE LEAF DOOR ON THE PROPOSED SIDE ELEVATION TO A SET OF DOUBLE DOORS** **(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/2017/0270.

DESCRIPTION OF SITE

This application relates to Hazel Farm, a detached stone built dwellinghouse located within the Green Belt. The site occupies an inconspicuous position on the southern side of Blackwood Hill Lane. A shared access track runs along the south eastern boundary. The dwellinghouse is located on the southern side of the plot and landscaped gardens are positioned to the north. A detached garage that serves the dwellinghouse is positioned to the south west of the shared track.

PROPOSAL

This application seeks approval for the following amendment:

- To replace a single leaf door shown to be located on the side elevation to a French door (double doors).

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
DC1 Design Considerations
DC3 Landscape and Settlement Setting
R1 Rural Diversification
R2 Rural Housing
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 17
Section(s) 7, 9

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0270 Two storey side extension (to provide annex for elderly parents) Approved

CONSULTATIONS

Publicity

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

OFFICER COMMENTS

Principle of Development

This application seeks approval from the Council to determine that the proposed substitution of a single leaf door that was approved by virtue of SMD/2017/0270, with a set of double doors constitutes a non-material amendment.

Extant permission SMD/2017/0270 permits the construction of a two storey side extension that is to form annex accommodation for an elderly relative. The proposed alteration relates to a door positioned within the side elevation of the front projecting gable. The replacement door is to reflect the proportions and design of the existing and approved fenestration. It is therefore not considered that this alteration would materially detract from the approved scheme.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 10.04.2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council