DELEGATED DECISION REPORT

NMA/2018/0010 **Valid 03/04/2018**	**CHAPEL GLASSWORKS** **LEEK ROAD** **CELLARHEAD**	**NON MATERIAL AMENDMENT RELATING TO SMD/2013/1140** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- Degree of change
- Design
- Amenity

DESCRIPTION OF SITE

The application property is a detached former chapel, previously approved for change of use to a dwelling. It stands gable end-on to the roadside set back by c.5m and is otherwise surrounded by fields. A public footpath skirts around the south of the site boundary. The nearest neighbour is a dwelling across the road, with about 22m between the facing elevations. The next nearest is about 50m to the SSW.

PROPOSAL

The proposed changes would be as follows:

- Front elevation (facing roadside): replace windows with versions replicating the two surviving original windows elsewhere in the building
- North elevation: add additional roof light to the main chapel roof where previously one roof light only is shown
- South elevation: replace left hand (north westerly) of the two windows with a version replicating the surviving original example to the right in this elevation
- South elevation: partly close up a side door and replace with a window to approximately upper two thirds of the doorway
- South elevation: add two additional roof lights to the main chapel roof where previously no roof light is shown – though there is one to the annex behind
- Various interior layout changes

The applicant submits that these amount to proposed variations to the previous consent. However the previous consent was for change of use only with no external changes.

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
SS6c Other rural areas strategy
DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1 to 17
Section(s) 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2013/1140 – 'part change of use of existing building to convert the workshop area and incorporate it into the existing residential accommodation'

SMD/2013/0349 [13/00434/REM_1 [– Variation of conditions 11 and 12 on planning permission 01/00065/FUL [occupancy and use restrictions]

SMD/2001/0325 [01/00065/FULL] – Part change of use to glass blowing studio, and remainder to residential with new vehicular access (amended details received)

CONSULTATIONS

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

Public Comments
None – N/A

Town / Parish Comments
None – N/A

OFFICER COMMENTS

Principle of Development
At no time in the planning history approving the changes of use to dwelling house have Permitted Development rights been removed. With the exception of the roof lights the proposals set out in this submission amount to "improvements or other alterations" permitted under GPDO 2015 Schedule 2 Part 1 Class A.

Roof lights in a side elevation are permitted under Part 1 Class C subject to the condition that they are obscure glazed.

The interior changes to layout do not require consent.

Design
The proposals might be criticised for the number of additional roof lights being introduced but in the absence of any control being applied under the earlier consents there is no basis to refuse the additions. With no near neighbours to the sides there is no requirement for obscure glazing and it would be appropriate to insert windows without obscure glazing. No part should project more than 0.15m measured

perpendicular to the plane of the roof slope. No part must be openable unless above 1.7m over interior floor level of the room served.

Amenity
No adverse effects for neighbour or public amenity are identified.

CONCLUSION / PLANNING BALANCE
Save in the details identified the works do not require consent. The changes raise no adverse impacts in those aspects where consent is required – in respect of the requirement for obscure glazing. The additional roof light number is not subject to restriction.

An NMA is not an application for planning permission and is not subject to statutory publicity or consultation.

In the circumstances although the issue might perhaps more properly be dealt with through a lawful development certificate it is equally found possible to confirm that the details submitted raise no material changes to the change of use consent SMD/2013/1140.

OFFICER RECOMMENDATION : Approve as resulting in no material changes.

Case Officer: Arne Swithenbank
Recommendation Date: 1st May 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council