DELEGATED DECISION REPORT

NMA/2018/0013 **Valid 17/05/2018**	**6 SPRINGCROFT** **BLYTHE BRIDGE**	**NON MATERIAL AMENDMENT RELATING TO SMD/2017/0788 FOR A SLIGHT RE-LOCATION OF ROOF-LIGHTS TO FRONT ELEVATION, APPROVAL OF ROOF TILES & FASCIA COLOUR** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- Whether the proposed amendments to the application constitute a material change to the approved scheme or not

PROPOSAL

The application seeks a non-material amendment to SMD/2017/0788 which granted approval for a single storey extension; a flat roof dormer in rear elevation; a single pitched dormer and two velux roof lights in front elevation.

The proposed amendments as shown on the submitted plan (Ref: 100-02 Rev D) show the re-positioning of the roof lights to be spaced further apart, to confirm the specification of the roof tiles to be used, and for all fascia's to be an anthracite grey colour.

Further clarification has been sought from the applicant with regards to the tile specification and fascia details. It has been confirmed that whilst the type of roof tile will be changed to a modern marley tile, the blue/grey colour would remain. All fascia's are to be of grey colour that corresponds with the roof tile.

The sole condition which applied to the approved application relating to materials was that the materials and finishes should match with the existing dwelling.

OFFICER COMMENTS

The re-positioning of the front velux windows is considered to not result in any material change to the character and appearance of the existing building or wider street scene.

The replacement tiles would continue to be of a blue/grey colour which is consistent with what currently exists on the existing building and other properties on Springcroft

and would therefore not result in any material change to the character and appearance of the building.

The colour of the fascias on the front and rear dormer windows was not specified as part of the original permission. The fascias are to be finished in an anthracite grey colour which will relate well to the blue/grey marley roof tile and would therefore not result in any material change to the property or wider steet scene.

In light of the above, the plans submitted with this application (Ref: 100-02 Rev D) are considered to be acceptable. Other than the changes referred to within this report all other considerations attached to the approval SMD/2017/0788 will continue to apply.

CONCLUSION / PLANNING BALANCE

In conclusion, it is considered that within the context of the original application, the proposed re-location of the two front velux rooflights; the change in specification of roof tile; and specification of the fascia colour of the front and rear dormer windows are non material. It is therefore recommended that approval be granted.

OFFICER RECOMMENDATION: Approve

Case Officer: James Stannard
Recommendation Date: 13th June 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council