DELEGATED DECISION REPORT

NMA/2018/0018 **Valid 14/08/2018**	**BALLINGTON HOUSE** **WESTFIELDS** **LEEK**	**NON MATERIAL AMENDMENT TO SMD/2016/0104 TO REMOVE 2NO. DOORS, INTRODUCE 1NO. DOOR AND RETAIN EXISTING DOOR OPENINGS WITH NEW WINDOWS IN PLACE** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- The key point for consideration of this application is whether the proposed amendments would materially depart from planning approval SMD/2016/0104.

DESCRIPTION OF SITE

Ballington House is a 19th Century detached building located on Ballington Gardens within the Leek Conservation Area. The property is a non-listed building. However it is a notable architectural and historic merit. The site is located within a predominantly residential area and is accessed via Ballington Gardens, which is characterised by a mix of traditional residential semi-detached dwellings. The site historically resided as a single dwellinghouse. However its current use is as a residential care and rehabilitation facility.

PROPOSAL

This application seeks approval for the following amendment:

- To remove 1no. door on the north elevation;
- To remove 2no. doors on the east elevation and replace with 2 no. windwos;
- Additon of fire escape door to east elevation.

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
DC2 The Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 16

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0104 Demolition of existing dilapidated garage and outbuildings and erection of a single storey side extension to existing house and creation of new carpark space - **Approved**

CONSULTATIONS

Publicity

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

OFFICER COMMENTS

This application seeks approval from the Council to determine that the proposed amendments outlined earlier within this report constitute non-material amendments to planning approval SMD/2018/0104.

The approved scheme permits the construction of a single storey extension that is to provide additional living accommodation to support the residential facility. The proposed alteration relate to limited to the removal of 1no. door, the replacement of 2no. doors with windows and the addition of 1 no. fire escape door. No alteration are proposed to the overall scale or massing of the approved extension. It is therefore considered that the amendments proposed would not materially depart from the approved scheme.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 24.09.2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council