DELEGATED DECISION REPORT

NMA/2018/0020 **Valid 29/08/2018**	**DALE VIEW DALE BANK ROAD WINNOTHDALE TEAN**	**DEMOLITION OF CONSERVATORY AND ERECTION OF A TWO STOREY FRONT/SIDE EXTENSION (SEE APPLICATION SMD/2015/0376)** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- Whether the proposed amendments would materially alter the development approved under SMD/2015/0376

OFFICER COMMENTS

The application site consists of a parcel of land adjacent to Bank Road, Winnothdale which contains a single residential property and associated curtilage. The site was the subject to an application for the demolition of a conservatory and erection of a two storey front and side extension under SMD/2015/0376.

The Application Form accompanying this application states that the roof would be constructed of 'Redland Dark Brown reclaimed plain tiles to match the existing'.

Condition 3 attached to the Decision Notice stated:

"*The external facing materials to be used for the proposed development shall be a close match to those on the existing building*."

The approved application has been implemented aside from the roof tiles.

This application seeks the approval of a non-material amendment to alter the proposed tiles. The letter accompanying the application states that the tiles were originally believed to be plain Redland Brown; however it has transpired that they are a Marley plain concrete tile. This is indicated by supporting photographs.

It is requested that an amendment be made to change the approved Redland Dark Brown tile as stated within the Application Form to a Marley grey and Marley anthracite tile.

The dwelling is located in a fairly isolated location and is not bound by any local vernacular or uniformity. Concrete grey tiles are not uncommon in the Staffordshire Moorlands and it therefore considered that the replacement of Marley red plain

concrete tile with a similar style in a grey or anthracite colour would not materially alter the proposed development approved under SMD/2015/0376 and is therefore recommended for approval.

OFFICER RECOMMENDATION: Approve

Case Officer: James Stannard
Recommendation Date: 25th September 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council