DELEGATED DECISION REPORT

NMA/2018/0019 **Valid 17/08/2018**	**MEADOW VIEW FARM** **EAVES LANE** **ARMSHEAD**	**NON-MATERIAL AMENDMENT TO PLANNING PERMISSION SMD/2017/0179 FOR THE PROPOSED DWELLING TO BE RELOCATED BACK BY A METRE TO ALLOW A PATH AND 600MM HIGH WALL TO BE PROVIDED IN FRONT OF THE ROAD SIDE ELEVATION, CONSTRUCTION OF A BASEMENT BENEATH THE SINGLE STOREY REAR STRUCTURE, INSTALLATION OF BI-FOLD DOORS WITHIN THE END GABLE OF THE SINGLE REAR STRUCTURE, REPLACEMENT OF THE GARAGE DOORS WITH DOUBLE GLAZED BI-FOLD DOORS WITH THE GARAGE BECOMING THE KITCHEN. INSTALLATION OF ROOF LIGHTS IN THE REAR ROOF AND CONSTRUCTION OF A STONE AND BRICK WALL INSTEAD OF A POST AND RAIL FENCE** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- The main point for consideration of this application is whether the proposed alterations materially alter the details approved.

DESCRIPTION OF SITE

The application site is located on the southern side of Eaves Lane and comprises a cluster of farm buildings to the east and south and a row of former residential cottages to the north with associated amenity space. The cottages constitute the

structure that is to be demolished in order to facilitate the proposed development. The site occupies an isolated position in the Green Belt. Vehicular access is taken from Eaves Lane. Extant planning permission exists for the demolition and replacement of the cottages to create a single dwellinghouse.

PROPOSAL

This application seeks confirmation that the following amendments can be regarded as non-material to the details approved by virtue of planning reference SMD/2017/0179:

- Repositioning of approved dwelling 1m further away from highway boundary in order to allow for construction of 600mm high wall to be constructed of reclaimed bricks;
- Construction of basement to be located directly below the approved single storey extension;
- Installation of bi-fold doors within the southern elevation of the approved single storey extension;
- Integral garage to be removed and the space to be used as a kitchen;
- Garage doors to be replaced with bi-fold doors;
- Replacement of post and rail fence located along the east site boundary with 2m high natural stone and facing brick wall with stone copings and caps.

This application has been submitted in response to pre-application advice received by the Local Planning Authority.

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 Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
R1 Rural Diversification
NE1 Biodiversity and Geological Resources
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12, 13

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0179 Proposed demolition of former cottages and some outbuildings and erection of two storey dwelling and new vehicular access Approved

OFFICER COMMENTS

The proposed re-siting of the dwellinghouse 1m further into the site would be negligible when viewed within the wider context of the site and would therefore not result in a material alteration to the approved scheme.

It is proposed to change the integral garage accommodation to create a kitchen. The garage doors are to be replaced with bi-fold doors which are to be positioned within the south facing rear elevation of the dwellinghouse. Due to the availability of on-site parking it is not considered that the loss of the garage would likely result in a threat to highway safety. The proposed dwelling will accommodate 3 no. bedrooms and the parking available on site as indicated on the submitted plan (2no.spaces) would be sufficient.

Proposed bi-fold doors that are to be located to the southern elevation of the approved single storey projection would not materially detract from the character or appearance of the scheme. Similarly proposed rooflights that are to be located within the rear roof slope are considered acceptable and non-material in the context of the wider development.

The most significant alteration relates to the construction of a basement area which is to be positioned below a single storey rear projection. Though this element of the proposed application will result in additional floorspace and volume, the additional massing would be contained below ground level, with no material alteration to the visible elements of the approved development. It is therefore considered that, on balance, this would constitute a non-material amendment.

The proposed replacement of a timber post and rail fence to the east site boundary with a stone and brick wall is proposed to serve to separate the approved planning unit and the neighbouring site. All other boundaries are to comprise of native hedge planting and a dry stone wall to the frontage. It is not considered that this would appear incongruous within site setting and as such would not materially detract from the approved scheme.

CONCLUSION / PLANNING BALANCE

By virtue of the scale and nature of the amendments proposed it is not considered that they materially detract from the design or visual appearance of the approved scheme. This application as been submitted following advice received from the Local Planning Authority prior to submission. The proposed amendments outlined earlier within this report are considered to constitute a non-material amendment.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 19.09.2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council