DELEGATED DECISION REPORT

NMA/2018/0022 **Valid 09/10/2018**	**HALSTEAD MAIN ROAD** **HOLLINGTON**	**NON MATERIAL AMENDMENT RELATING TO SMD/2018/0095** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- The main issue relates to whether the proposed amendment to the approved scheme is non-material

PROPOSAL
The application seeks a non-material amendment to planning approval SMD/2018/0095 which granted full planning permission for the demolition of an existing double garage and workshop in order to construct a replacement double garage with workshop above.

The amendment proposed is to include a third dormer to the front elevation of the building, bringing the total to three rather than two, it also seeks to incorporate three skylight windows to the rear roof slope.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2018/0095 – Demolition of existing double garage and workshop with construction of a replacement double garage with workshop above.

CONSULTATIONS
As by definition the changes sought are considered to be non-material in nature, as it discussed in more detail below, consultation or publicity is considered unnecessary in these circumstances.

OFFICER COMMENTS
Within the context of the original application it is considered that the proposed change is of a minor non-material nature as the application seeks to include an additional dormer and three roof light windows to the rear roof slope. It is not considered that the proposed changes will have a material impact upon the amenities of the neighbouring dwelling in terms of loss of light, particularly considering that the proposed dormer is to the end of the building furthest from the highway. The additional dormer to the front of the building is unlikely to have any material impact upon the appearance of the development or character of the street scene, particularly given that the garage is at an angle and located away from the roadside.

The amended plan (MW-01, dated September 2018) submitted with this application are acceptable. Other than the changes referred to here any other conditions attached to approval SMD/2018/0095 will continue to apply.

CONCLUSION / PLANNING BALANCE
In summary, it is considered that within the context of the original application the proposed changes are of a non-material nature. Therefore it is recommended that approval is granted.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 19th October 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council