DELEGATED DECISION REPORT

NMA/2018/0025 **Valid 08/11/2018**	**LAND AT FORMER MOSS FEEDS HIGH STREET DILHORNE**	**NON MATERIAL AMENDMENT IN RELATION TO SMD/2016/0515** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES
The issue for consideration is whether the amendments proposed are non material. There is no statutory definition of 'non material'. The PPG confirms that whether something is non material will depend on the context of the overall scheme. It says that an amendment that is non-material in one context may be material in another.

PROPOSAL
The initial application included the following elements:

a) Change to floor levels to all plots to suit ground levels
b) Change to position of chimneys
c) Additional side first floor window to plots 3 and 6
d) Windows and back doors to be cream
   Front doors to be green RAL 6013
e) Change of road surfacing from block paving to tarmac
f) Additional of railings on top of the new front boundary wall

By way of an e-mail from the Agent dated 17th January 2019 (see file) the proposal for railings along the frontage and a change in road surface to tarmac were removed from the application.

AMENDED PLANS
The following amended plans are therefore for approval :
1511/11/25M (Approving Finished floor Levels only)
1511/11/34A (Chimney positions only)
1511/11/28D and 27C (New side windows to plots 3 and 6)

OFFICER COMMENT
Dealing with each amendment individually the following comment is made:

a) Levels

Following a site visit on 14th January 2019, I am satisfied that the proposed floor levels are acceptable. Compared to the levels on the drawings approved under SMD/2016/0515 and having regard to existing site ground levels they are non material and range between just under 0.5m to just under 0.8m. Plots 1-6 now follow the line of High Street stepping down as the ground levels fall.

b) Chimney Positions

The amended chimney positions are minor and acceptable.

c) Additional side window to plots 3 and 6 at first floor

I was initially unhappy with this because I felt that two windows side by side was an uncharacteristic feature for the end gable on a traditional terrace. However the side windows are already punctured in so I was able to see the impact on site. The windows are well detailed with stone heads and the bathroom window is also smaller in size than the secondary bedroom window. The conclusion I reach is that it is a minor amendment and is acceptable.

d) Materials

The agreed window and back door colour is cream
The agreed front door colour is Green RAL 6013
The road surface will be brindle block paving as agreed under the material condition discharge.

In view of the foregoing I am satisfied that the amendments are 'non material' in the context of the overall scheme and that this Section 96A application can be granted.

OFFICER RECOMMENDATION : That the application be granted

Case Officer: Jane Curley
Recommendation Date: 21st January 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council