DELEGATED DECISION REPORT

NMA/2019/0005 **Valid 22/02/2019**	**UNIT D** **BROOKHOUSE** **INDUSTRIAL ESTATE** **BROOKHOUSE WAY** **CHEADLE**	**NON MATERIAL AMENDMENT IN RELATION TO SMD/2018/0087 REDUCTION IN THE FLOOR AREA, HEIGHT IN BUILDING REDUCED, CHANGE IN GROUND LEVELS WITH ALTERATIONS TO THE CLADDING.** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- Whether this is indeed a non-material change
- Design, and neighbour and street scene amenity

DESCRIPTION OF SITE

The site is very much central in an existing industrial estate and comprises hard standing bounded by spike metal security fencing and adjoined by yard areas of other industrial premises including a scrap metal / breaker's yard to the west and on its east side the gable end of the building to be extended. The current use of the section of building to be extended is described as storage and it appears to be operating as a storage and distribution depot.

PROPOSAL

To amend SMD/2018/0087 which was to extend by some c.15m an existing industrial building currently used as a warehouse. The external material finishes and building form will essentially match those of the existing building.

The proposed amendments are described as "Reduction in floor area and overall height in building reduced. Change in ground levels, with alterations to the cladding."

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
DC2 The Historic Environment

DC3 Landscape and Settlement Setting
R1 Rural Diversification
R2 Rural Housing
NE1 Biodiversity
T1 Development and Sustainable Transport

Local Plan Submission Version (February 2018)
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS10 Other Rural Areas Area Strategy
DC1 Design Considerations
DC2 The Historic Environment
DC3 Landscape and Settlement Setting
E1 New Employment Development
H1 New Housing Development
NE Biodiversity and Geological Resources
T1 Development and Sustainable Transport

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 12 – Achieving well designed places; 13 – Protecting Green Belt Land; 15 – Conserving and enhancing the natural environment; 16 – Conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
82/10928/OLDDC – construction of 12 light commercial units – approved
85/14304/OLDDC – construction of factory with office – approved
85/13785/OLDDC – details of single storey portal framed store building – approved
86/00259/OLDDC – offices and factory accommodation – approved
SMD/2018/0087 – extension to industrial unit – approved

CONSULTATIONS
No consultation undertaken. The current NPPG states that: "As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views. As by definition the changes sought will be non-material, consultation or publicity are unlikely to be to be necessary, and there are unlikely to be effects which would need to be addressed under the Environmental Impact Assessment Regulations 2011."

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

OFFICER COMMENTS

Principle of Development

Applications for a non material amendment are made under section 96a of the Town and Country Planning Act 1990 and the Government's current guidance on non-material amendments is given on-line at Paragraph: 002 Reference ID: 17a-002-20140306 onwards.

The local planning authority must have regard to the effect of the change, together with any previous changes made under section 96A. They must also take into account any representations made by anyone notified, provided they are received within 14 days of notification. As this is not an application for planning permission, section 38(6) of the Planning and Compulsory Purchase Act 2004 does not apply.

Paragraph: 008 Reference ID: 17a-008-20140306

Design

The design, form and massing, is essentially as that approved.

In the front elevation the approved scheme was 28.6m long and is now shown as 29.5m; in the rear elevation the approved scheme was 28.6m long and is now shown as 29m. However the overall footprint is slightly smaller due to rear elevation being set back from the existing rear elevation.

In the approved scheme the roof ridge was at a single height whereas the proposed amendment steps the height down by c.0.5m at a point between one third to half way along. Heights to the ridge in the approved scheme are between 9.8m and 10.5m – varying between elevations according to variations in the adjacent ground levels. The ridge heights in the proposed amendment are between 9.2m and 9.8m. Eaves heights appear to be adjusted accordingly to maintain the same roof pitch as approved.

A noticeable difference is that the proposed exterior vertical profile sheet cladding to the upper c. two thirds to three quarters of the elevations would now extend down to a lower level in the building elevations than in the approved scheme – it would now generally come down to door / window lintel level. The approved scheme may marginally be considered the better design but significantly the arrangement in the existing building which would be extended in fact adopts the deeper cladding now proposed in this amendment.

In part of the rear elevation the scheme now proposes full height cladding. This might not normally be acceptable as it is not a pleasing design presenting a large blank elevation. However in this situation the elevation has little if any public view as it is well back from the public road (the buildings are aligned at right angles to the public road and this section is the furthest back). As it applies to only a part of the length of the rear extension proposed and is well set back it is judged acceptable in this case and not to amount to a material change.

Overall the proposed changes to the width of the extension and the revised ridge heights are considered to be a non material amendment which would have no greater visual impact than the approved scheme.

Amenity
No change. The original report (SMD/2018/0087) noted that there are no near residential neighbours. The location is set some 60m away from the public road and the separation distances to the neighbouring industrial buildings are c.20m from the building to the north and c.30m from that to the south. There would be no change to this assessment with the modifications now proposed.

Highway Safety
No change. The original report (SMD/2018/0087) noted the scheme acceptable subject to the SCC Highways recommended condition.

CONCLUSION / PLANNING BALANCE
In the several changes to the approved scheme now here considered (discussed in detail above) it is clear that the extent of the changes and the effects can be found not materially different from the approved scheme and accordingly the NMA application is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 20th March 2019

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council