DELEGATED DECISION REPORT

NMA/2019/0010 **Valid 17/04/2019**	**AGRICULTURAL BUILDINGS EAST OF HARVEYS LANE KINGSLEY MOOR**	**NON-MATERIAL AMENDMENT TO SMD/2018/0379 TO IMPROVE THE EXTERNAL APPEARANCE OF THE BUILDING AND TO FACILITATE THE USE OF ROOF TILES TO MATCH THE ADJACENT TRADITIONAL BUILDING** **(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/2018/0379, which was for the conversion and alteration of agricultural buildings to form a single dwelling house with ancillary accommodation.

The amendment proposed is for an alteration to the roof pitch and lowering of the eaves line to the building at the site frontage to facilitate the use of roof tiles to match the adjacent traditional building. The amended plans also indicate new roof lights to the building.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0379 - Conversion and alteration of former agricultural buildings to form 1no. dwellinghouse with ancillary residential accommodation including recladding of outbuilding and erection of link extension – Approved 06/08/2018.

DOC/2018/0130 – Discharge of condition 3, 4, 5, 6, 7, 11, 13 and 16 relating to SMD/2018/0379 – Approved 01/03/2019.

SMD/2017/0706 – Conversion and Alteration of former agricultural buildings to form 1 no. dwellinghouse with ancillary residential accommodation – Approved 19/01/2018.

SMD/2018/0774 – Proposed erection of agricultural building – Approved 23/04/2019.

CONSULTATIONS

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

OFFICER COMMENTS

As noted above, the proposed amendment comprises alterations to the roof pitch and eaves line of the building adjacent to Harveys Lane which is being converted into a dwelling under approval SMD/2018/0379.

The alteration to the roof pitch is relatively minor in the context of the original approval. The ridge height of the main section of the building would remain the same as previously approved but the roof pitch would be increased and the eaves lowered from 3.27m to 2.71m. The roof pitch and ridge height of the lower section of the building would be increased, the ridge height being increased from 2.7m to 3.5m. This represents only a small part of the building as a whole and the increased ridge height to this section is more than off set by the lowered eaves to the main section of the building. The proposed alterations to the roof will improve the appearance of the building lending it a more traditional appearance and enabling the use of roof tiles to match the adjacent building. The addition of the proposed roof lights is also considered of a non-material nature and would not adversely affect the appearance of the development.

The proposed minor alterations to the roof would not adversely affect neighbouring occupiers as the nearest neighbouring property is Beehive Farm which is approx. 60+ metres away from the building. Within the context of the original application it is considered reasonable to agree the changes as a non-material amendment.

The amended plans submitted with this application are acceptable. Other than the changes referred to here any other conditions attached to approval SMD/2018/0379 will continue to apply.

CONCLUSION

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 be granted.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 17/05/2019

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council