DELEGATED DECISION REPORT

NMA/2018/0027 **Valid 17/01/2019**	**BAGNALL HEIGHTS** **BAGNALL ROAD** **BAGNALL**	**NON MATERIAL AMENDMENT TO SMD/2016/0492 FOR THE REMOVAL OF CHIMNEYS TO THE NEW DWELLINGS** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

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

DESCRIPTION OF SITE

This application relates to Bagnall heights, a residential care home facility for those aged 55 and above. The planning unit was approved and constructed by virtue of planning consent SMD/2004/0920 which allowed for the 'redevelopment of the former hospital site for a residential care complex, the closure of the existing access and construction of a new access'. The application to which this application relates is referenced SMD/2016/0492 which allowed for an extension to the facility in order to provide additional residential units and associated parking.

The site occupies a corner position, located between Bagnall Road to the south west on a School Lane to the south east. Vehicular access to the site is taken off Bagnall Road with additional pedestrian access off School Lane.

The site is predominantly characterised by single storey residential units that extend beyond a two storey central section positioned towards the north western area of the site. The site is bound by Greenway Hall Golf Centre to the north west and open countryside to the north east. Open countryside is found to the south west, beyond the highway that serves Bagnall Road and a series of residential properties are located to the south east fronting onto School Road.

The site is blanketed by the North Staffordshire Green Belt and contains a number of trees that are protected by virtue of a Tree Preservation Order.

PROPOSAL

This application seeks confirmation that the removal of feature chimneys would not fundamentally detract from the approved scheme and would therefore constitute a non-material amendment.

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
SS6 Rural Areas
SS6c Other Rural Areas
H1 New Housing Development
H2 Affordable and Local Neds Housing
DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 5, 12, 13

OFFICER COMMENTS

This application seeks to confirm whether or not the removal of chimneys from the new dwellings would constitute a non-material amendment. The proposed reasoning behind this is presented through the conclusion that the existing chimneys located on the bungalows are poor and do not relate to the character or material palette of the site. No further alterations have been proposed.

With regard to the nature and scale of the proposed amendment, it is not considered that the amendment would materially detract from the approved development scheme. Due to the minor nature of the amendment, the visual amenity of the area would take minimal impact. Under a full application, this amendment would have raised no concerns from a design perspective. It is believed that whether the chimneys are present or not, the character of the area will not be harmed.

Whilst the original proposed scheme includes a chimney on each of the dwellings, the removal of the chimneys would not cause negative visual impact on the design ornamentation of the dwellings. Thus, it is considered that the chimneys are not a fundamental feature of the dwellings, as their removal would only change the design and façade of the building to a minimal extent.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 05/06/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council