DELEGATED DECISION REPORT

NMA/2019/0011 **Valid 21/05/2019**	**LAND WEST OF HEATH HOUSE LANE AND NORTH OF UTTOXETER ROAD LOWER TEAN**	**APPLICATION FOR NON-MATERIAL AMENDMENT IN REGARDS TO SMD/2017/0151** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The proposed amendment concerns units under house type B (plots 3 and 6), approved under consent from SMD/2017/0151. House type B is recognised as a conventional brick and tile two storey detached dwelling. The rear elevations of the dwellings will face out over a pocket of open countryside.

PROPOSAL

The application seeks a non material amendment to planning consent given under SMD/2017/0151, which gave consent for six dwellings and new vehicular access from Heath House Lane. The proposed amendment is to change to glazed roof and walls to the rear kitchen of house type B to masonry walls, a tile roof including 1 roof light and sliding, folding rear doors. Also, to add a small frosted glass window to the first floor bathroom and a small frosted glass window to the ground floor WC.

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
SS6b Smaller Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

Local Plan Submission Version (February 2018)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS 9 Smaller Villages Area Strategy
DC 1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 12 – Achieving well designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1978/0075 – Details of residential development.
SMD/1978/1401 – Site for residential development.
SMD/2015/0736 – Outline planning permission with all matters reserved (except access) for seven 'affordable' dwellings and up to thirteen 'market' dwellings and creation of new access.
SMD/2016/0430 – Outline planning application for up to seven dwellings on the frontage between Willowgate and Heybridge Cottage on Uttoxeter Road and a new access from Heath House Lane, Lower Tean (Re submission of SMD/2015/0736).
SMD/2017/0151 – Proposed six dwellings and new vehicular access from Heath House Lane.
DOC/2018/0106 – Discharge of conditions 3, 4, 5, 6, 7, 9, 13, 14, 18, 19 and 21 relating to SMD/2017/0151.

CONSULTATIONS

N/A

As by definition, the changes will be sought non-material. Thus, consultation and publicity are not likely to be necessary in this instance, as the amendments would not be of a detrimental impact to anyone.

OFFICER COMMENTS

This application seeks to confirm whether or not the change the glazed rooves and walls to the rear kitchen of house type B to masonry walls, a tile roof including 1 roof light and sliding folding rear doors of the new dwellings would constitute a non-material amendment. Additionally, to confirm whether the additions of small frosted glass windows to the window of the first floor bathroom and the ground floor WC would establish a non material amendment. The proposed reasoning behind this is to reduce the amount of roof and vertical glazing in order to facilitate the function of the kitchen. 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 amendments, 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. In accordance with Policy DC 1 – to achieve well designed places which contribute positively to their surroundings – the masonry brick wall will be more in keeping with the dwelling and the street scene than the glazed roof and walls. It is believed that the reduction in kitchen windows and addition of the two frosted glass windows, the character of the area will not be harmed.

In consideration of amenity, the use of frosted glass on the first floor bathroom window in particular would not cause privacy related issues, due to the translucent finish. The sufficient boundary treatment in the form of a hedge already prevents loss of privacy amenity in relation to the downstairs side windows / door. Furthermore, the reduction in windows on the single storey rear elevation would only heighten privacy for surrounding residents, thus is deemed acceptable.

CONCLUSION / PLANNING BALANCE

In conclusion, it is considered that within the context of the application, the proposed changes are non material. The design of the amendments is deemed to contribute in a more positive manner to the dwellings and street scene than the original plans. Additionally, no amenity related issues would arise from any of the said alterations. Therefore it is recommended that the application is approved.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Hannah Hollins
Recommendation Date: 11/07/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council