DELEGATED DECISION REPORT

NMA/2019/0013 **Valid 13/06/2019**	**23 ST EDWARDS ROAD** **CHEDDLETON**	**NON MATERIAL AMENDMENT IN RELATION TO SMD/2019/0147 TO ALLOW A SMALLER REPLACEMENT GARAGE TO BE BUILT** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES
There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

The local planning authority must have regard to the effect of the change.

DESCRIPTION OF SITE
There is an existing driveway and sectional garage at the bottom of the applicant's corner plot.

PROPOSAL
The permission has been granted to widen the driveway and replace the garage with a larger, almost double, brick garage. However, the applicant has decided that he would actually prefer to build a smaller narrower single bay garage.

Publicity
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.

OFFICER COMMENTS
The smaller brick garage would be closer in dimension to the existing sectional garage and it would also mean that it would not be necessary to build the land levels up so much to the side. The change would retain the visual improvements that would see a rather shabby structure replaced with a smarter brick and tile building, but with have less of a material impact on the character and appearance of the area.

CONCLUSION / PLANNING BALANCE
The proposal is to make a non material change to the planning permission.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 25th July 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council