DELEGATED DECISION REPORT

NMA/2019/0014 **Valid 12/06/2019**	**LAND ADJACENT 17 THE PADDOCK CHEADLE**	**NON-MATERIAL AMENDMENT TO SMD/2018/0617 TO CHANGE THE PROPOSED BRICKS** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

The key issue is simply whether or not the proposed changes are non material.

PROPOSAL

The application seeks a non material amendment to reserved matters consent HPK/2018/0617 in order to change the approved facing bricks of the new dwellings.

On approved application SMD/2018/0617 the bricks noted on the approved drawings comprised the following:-

Plot 1 – Weinberger Pegasus Grey
Plot 2 – Weinberger Oakwood Multi
Plot 3 – Weinberger Eastfield Grey

On the drawings submitted with this non-material amendment the bricks listed are:

Plot 1 – Weinberger Oakwood Multi
Plot 2 – Weinberger Harvest Buff
Plot 3 – Forterra Hartshill Red

This NMA relates to Conditions 2 and 3 of the reserved matters consent. Condition 2 lists the approved plans whilst Condition 3 states that the materials to be used to the external elevations shall be as specified in the application (noted on approved plan 00820-AL(0)03 C). The application seeks to substitute this approved drawing for new drawing 00820-AL(0)03 D.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2019/0131 - Removal/variation of conditions 2 and 3 in relation to SMD/2018/0617 – Withdrawn 31/05/2019.

SMD/2018/0617 – Approval of Reserved Matters of Layout, Scale, Appearance, Landscaping & Access relating to Outline Permission SMD/2018/0156 for the erection of 3 No. dwellings – Approved 14th December 2018.

SMD/2018/0156 – Outline permission with all matters reserved 3no. new detached dwellings – Approved 25th May 2018.

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 APPRAISAL

Apart from the changes described above there are no other changes proposed. The plans submitted with this application show the proposed changes to the facing materials of the plots.

The amendment is considered to be a non material amendment which does not substantially alter the appearance of the development and the variation of brick will ensure the properties have an acceptable relationship with the street-scene and maintain the character and appearance of the area.

The proposed alteration to materials will not alter the relationship with neighbouring properties, highways matters or landscaping.

Within the context of the original application it is considered that the proposed changes are of a minor non material nature. The changes will not substantially or materially change the development in respect of all relevant planning matters.

CONCLUSION

As noted above, it is considered that within the context of the application the proposed changes are non material. Therefore it is recommended that approval be granted.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 10/07/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council