DELEGATED DECISION REPORT

NMA/2019/0024 **Valid 26/09/2019**	**12 HILLSWOOD DRIVE** **ENDON**	**NON MATERIAL AMENDMENT RELATING SMD/2019/0270 FOR CHANGE OF COLOUR OF DOORS AND WINDOWS** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- Whether or not the proposed amendments amount to a material change to the development approved under SMD/2019/0270

DESCRIPTION OF SITE

The application site relates to No.12 Hillswood Drive, Endon; a large two-storey detached dwelling constructed of a light brown brick with a concrete tiled roof.

The site is bounded to the south west by the public highway. To the north east beyond the rear garden boundary, well screened by mature trees and other natural vegetation, is the rear garden of No.10 Hampshire Close. The south eastern boundary is shared with No.10 Hillswood Drive, the boundary defined by a timber fence, sporadic trees and shrubs, whilst to the north west lies No.14 Hillswood Drive. This boundary is defined by a thick mature hedgerow that stands approximately 2m in height.

PROPOSAL

The application seeks permission for a non-material amendment to a single storey rear extension approved under SMD/2019/0270 on 21st June 2019. The amendment put forward within the application is a proposed change to the colour of the fenestration incorporated to the approved extension. A further revised plan also shows a slight reduction in the width of the proposed extension nearest to the neighbouring boundary.

As shown on the approved Elevation Plans (Ref: 110319-002-P2) the fenestration incorporated into the extension is finished in white, in keeping with the existing dwelling.

This application seeks consent to change the colour of the approved fenestration (bi-fold doors) from white to an anthracite grey colour. The proposed extension which serves the kitchen is shown on the amended plans to have a reduced depth of 1.6m, as opposed to the approved depth of 3.7m.

OFFICER COMMENTS

The rear elevation of 12 Hillswood Drive cannot be seen from any public vantage point. Whilst the change in colour of the fenestration to grey would be slightly at odds with the white present in the main dwelling, it is not considered that this amendment would amount to a material change to the design of the approved scheme and does not require a re-assessment of the potential impacts of the character and appearance of the dwelling or the wider street scene.

For similar reasons, the reduced depth of the proposed extension would have no bearing on the acceptability of the scheme in design terms and would not impact on the character and appearance of the building or wider street scene.

In light of the above, the latest plans submitted with this application (Ref: 110319-002-C4) are considered to be acceptable. Other than the changes referred to within this report all other considerations attached to the approval SMD/2019/0270 will continue to apply.

OFFICER RECOMMENDATION: Approve

Case Officer: James Stannard
Recommendation Date: 18th November 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council