DELEGATED DECISION REPORT

NMA/2019/0026 **Valid 07/10/2019**	**CHURCH VIEW FARM** **ASHBOURNE ROAD** **BOTTOMHOUSE** **LEEK**	**NON MATERIAL AMENDEMENT RELATING TO SMD/2019/0381, CONSERVATORY TO INCLUDE A FLAT ROOF AND LANTERN WITH CORNER STONE PIERS** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- Whether the proposed amendments to the approved scheme are material or not

DESCRIPTION OF SITE

The application site comprises a parcel of land north of Ashbourne Road, approximately 3 miles north west of Waterhouses village, and contains 'Church View Farm'; a two storey detached stone built property together with a south facing garden and an area of hard standing to the rear.

The site was the subject of a planning application for the erection of a conservatory to the southern elevation of the house, which was approved under SMD/2019/0381 on 28th August 2019.

PROPOSAL

The application seeks consent for a Non-material Amendment to the approved plans. As shown on the submitted plan (Drawing Ref: S762-PD-02 Rev B) the amendment consists of minor changes to the design of the conservatory, incorporating a flat roof and roof lantern where previously it was a pitched roof, in addition to increasing the amount of stone work in the external walls.

The amended plan does not result in any changes to the dimensions of the conservatory as approved with regards to its height width or depth.

OFFICER COMMENTS

The site is situated in a relatively isolated location in the countryside which is not readily visible from any public vantage points. The neighbouring property Upper Berkamsytch Farm is characterised by a UPVC conservatory on its southern elevation.

The proposed amendments seek to alter the design of the approved conservatory from one which is fairly domestic in nature with only a small element of brickwork and a pitched roof, to one which incorporates stone walls with a flat roof and lantern.

Whilst the proposed amendments would change the appearance of the conservatory, there would be no change to the siting or dimensions of the conservatory as approved and as such it is not considered that the change would be so different that it would amount to a material change to that which was assessed and approved under SMD/2019/0381. The inclusion of more stone results in an enhancement comparable to the approved scheme.

There would be no material changes to the relationship with other properties and therefore no reassessment of the impacts to residential amenity is not required.

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, it is considered that the proposed amendments as shown on the proposed plans does not constitute a material change to the scheme already approved under SMD/2019/0381 and as such it is recommended that the plans submitted with this application are acceptable. Other than the changes referred to within this report, all other considerations to the approval SMD/2019/0381 will continue to apply.

OFFICER RECOMMENDATION: Approve

Case Officer: James Stannard
Recommendation Date: 31st October 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council