**DELEGATED DECISION REPORT**

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| **NMA/2020/0003**<br>**Valid 30/01/2020** | **CAVERSWALL PARK FARM**<br>**CAVERSWALL LANE**<br>**CAVERSWALL** | **NON MATERIAL AMENDMENT TO SMD/2016/0540 TO ADD A SINGLE PATIO DOOR SET TO THE LOUNGE OF UNIT 5, WHICH IS THE EXTENDED UNIT**<br><br>**(NON MATERIAL AMENDMENTS)** |

**MAIN ISSUES**

- The main point for consideration is whether or not the amendments proposed would materially detract from the approved scheme.

**DESCRIPTION OF SITE**

This application seeks to confirm whether or not proposed amendment to planning reference SMD/2016/0540 would constitute a non-material amendment. Planning consent was granted for *"Proposed residential development comprising 2no. three bedroom dwellings (Unit 6 provided through conversion of existing barns and unit 7 being a new-build replacing the existing stable building) and extension of an existing barn (Unit 5 which was granted prior approval to be converted to a residential dwelling under DET/2016/0022) to form a five bedroom dwelling".*

The proposed amendment comprises of the addition of a patio door at ground floor level to the south-west elevation of Unit 5. The door is to serve a lounge and will be of the same design and proportions as an existing patio window that was approved as part of the original scheme.

Taking account of the existing site circumstances and the context of the amendments proposed, it is not considered that the alterations would materially detract from the form and appearance of the approved scheme.

**OFFICER RECOMMENDATION : Approve**

**Case Officer: Lisa Howard**
**Recommendation Date: 20th February 2020**

X 

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**