DELEGATED DECISION REPORT

NMA/2020/0014 **Valid 18/03/2020**	**MEADOW VIEW WELL LANE** **GILLOW HEATH**	**NON MATERIAL AMENDMENT TO SMD/2019/0425 FOR PROPOSED FIRST FLOOR WINDOW TO NORTH-EAST ELEVATION** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- Whether the proposed amendment constitutes a material change to the plans that have been approved under the original application (SMD/2019/0425)

DESCRIPTION OF SITE

The application site is Meadow View; a single storey red brick bungalow that lies immediately north of Well Lane, Gillow Heath. To the east of this property stands an ancillary garage. Outline and Reserved Matters consent has been granted for the demolition of this garage and a new single storey bungalow. The approved plans for this bungalow show that there are no habitable windows in the side elevation facing Meadow View.

Meadow View itself has been the subject of a long recent planning history. Permission was granted under SMD/2019/0425 for a single storey rear extension, alterations to the existing roof to facilitate additional living accommodation, and a new vehicular access point from Well Lane. The additions to the roof comprise the raising of the ridge height and the insertion of new pitched dormer windows to the rear.

PROPOSAL

This non-material amendment application seeks approval for the introduction of a first floor window in the side (eastern) elevation of Meadow View serving the additional bedroom in the roof space.

The plans show the window to be of a similar style and design to the window at ground floor level, spanning a width of approximately 1.0m and a height of 1.4m.

OFFICER COMMENTS

The proposed window would not result in any material change to the character and appearance of the existing dwelling. Consideration however needs to be given to the

potential material change to the amenity of future occupiers of the neighbouring property which is to be built to the east.

Whilst there may be glimpsed views of the rear garden area of this neighbouring bungalow from an acute angle, the introduction of this window is not considered to result in any material change to the amenity of this neighbouring property, given that this impact would be no worse than views of a neighbouring garden from a rear elevation habitable window.

As such, the proposed bedroom window in the side elevation is not considered to constitute a material amendment to the scheme approved under SMD/2019/0425 and is thus recommendation for approval. This decision should be read in conjunction with the original Decision Notice and all previous conditions other than that relating to plans will continue to apply.

OFFICER RECOMMENDATION: Approve

Case Officer: James Stannard
Recommendation Date: 8th April 2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council