DELEGATED DECISION REPORT

NMA/2020/0008 **Valid 04/03/2020**	**16 SNEYD CLOSE** **CHEDDLETON**	**NON MATERIAL AMENDMENT TO SMD/2019/0747 FOR AN ADDITIONAL 950MM TO APPROVED DRAWING TO MAKE EXTENSION 3950MM LONG INSTEAD OF 3000MM** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES
There is no statutory definition of 'non-material'. This is because it will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. The local planning authority must be satisfied that the amendment sought is non-material in order to grant an application under section 96A of the Town and Country Planning Act 1990.

The local planning authority must have regard to the effect of the change.

DESCRIPTION OF SITE
Semi detached dwelling. At the rear the adjoining neighbour has their own extension that projects from the rear elevation and flanks the boundary.

PROPOSAL
The Non-Material Amendment ('NMA') proposes a change to the extent to which the rear single storey flat roof enlargement would extend from the existing rear elevation of the dwellinghouse. The planning permission is for a 3000mm projection but the applicant has realised that this would not provide enough internal space, particularly for the dining room table.

A revised plan has been submitted that would add another 950mm to the projection making the extent of the addition a total of 3950mm.

CONSULTATIONS

Publicity
As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply.

There had been no response to the publicity carried out in respect of the original application.

The applicant has twin tracked this application with a full application for a new planning permission as a 'free go' within 12 months. They hope for the approval of the change as an NMA within the 28days, but in the event that the change was considered to be material, the app for planning permission would already be submitted and under consideration. This means that in relation to that application the proposed change has been publicised with letters sent to adjacent neighbours and a site notice posted for 21 days.

There has been no response to that most recent round of publicity.

OFFICER COMMENTS

I have given consideration to the effect of the change having regard to the context of the overall scheme.

Visually the effect of the change would be inconsequential, the additional depth/projection of just less than a metre against the front elevation of the flat roof addition would not be noticeable.

I have reviewed the original application to revisit any comment from residents or consultees that might have raised concerns over neighbouring amenity. I have also noted that alongside this app a 'twin tracked' app for full planning permission has been publicised with letter of notification and a site notice. There has not been a response to any of this publicity.

The planning permission is for a flat roof addition that would extend out as far as and line with the front of the adjoining neighbour's existing extension. With this change, the addition would extend no more that 950mm beyond the front of that extension with no discernibly different impact on the amenity enjoyed within the garden or from rear window outlook.

CONCLUSION / PLANNING BALANCE

The revised proposal would make a non material change to the planning permission.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 01/04/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council