DELEGATED DECISION REPORT

NMA/2020/0026 **Valid 17/06/2020**	**LAND ADJ 58 CHEADLE ROAD FORSBROOK**	**NON MATERIAL AMENDMENT RELATING TO SMD/2018/0362, APP/B3438/W/18/3213045 TO ALTER THE ELEVATIONS** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUE
Are the changes non-material?
There is no statutory definition of 'non material'. The PPG confirms it should be considered in the context of the overall scheme and that an amendment that is non-material in one context may be material in another.

PROPOSAL
Planning permission was granted on appeal for a single dwelling on this site under SMD/2018/0362. The applicant wishes to make a number of minor changes to the elevations as described below.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design and amenity considerations

National Planning Policy Framework
Planning Practice Guidance

OFFICER COMMENTS
The amendments proposed are clearly shown on drawing SK (0) 01 and are as follows:-

<u>Front elevation</u>
Removal of render
Two small windows replaced with larger window
Double doors replaced by window

<u>Side elevation</u>
Window to be replaced by patio doors
Flue added

Rear elevation
First floor window off set slighting to the right
Stone heads and cills added

These are minor amendments raising no design or amenity issues; they are non material.

OFFICER RECOMMENDATION : Grant the Section 96A application

Case Officer: Jane Curley
Recommendation Date: 14th July 2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council