**DELEGATED DECISION REPORT**

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| **NMA/2020/0028**<br>**Valid 24/06/2020** | **PARK BUNGALOW**<br>**BLAKELEY LANE**<br>**DILHORNE** | **NON MATERIAL AMENDMENT IN RELATION TO SMD/2018/0135**<br><br>**(NON MATERIAL AMENDMENTS)** |

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**MAIN ISSUES**

- Whether or not the proposed amendment to the approved application is material

**DESCRIPTION OF SITE**

The site is a detached inter-war bungalow immediately adjacent to the A52, on the southern side, and bounded by agricultural fields.

An application for a replacement dwelling, a three-bed dormer bungalow, was approved in June 2018 under SMD/2018/0135.

**PROPOSAL**

The application seeks approval for a non-material amendment to the approved plans. As shown on the submitted plans, it is proposed to reposition the porch to the side elevation, replacing the front porch with an open porch area.

Adjustments to the windows are proposed, with an additional rooflight to the front and rear elevations, a reduction in the amount of full-height glazing on the ground floor rear elevation, and the removal of a window to the ground floor front elevation. Additionally, the removal of the chimney is demonstrated on the amended plans.

The repositioning of the garage is also proposed as shown on the layout plans.

SITE PLANNING HISTORY

SMD/1988/0989/88/00500/OLD
REPLACEMENT DWELLING
APPROVED 31/08/1988

SMD/2017/0526
Replacement Dwelling
REFUSED 16/10/2017

SMD/2018/0135
Replacement Dwelling
APPROVED 29/06/2018

DOC/2019/0010
Discharge of conditions 2, 3, 5 and 6 relating to SMD/2018/0135
APPROVED 15/05/2019

**OFFICER COMMENTS**

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 minor adjustments to windows proposed are not considered to have a material impact on the character and appearance of the dwelling. The replacement of the front porch with an open porch, and repositioning of the closed porch to the side elevation will not substantially affect the appearance of the dwelling from the A55 and is not material to the building's character.

While removal of the chimney will have a minor impact on the appearance of the bungalow, removing a traditional and strong vertical element from the original design, this is not considered to be material.

The repositioning of the garage moves its nearest elevation closer to the A55 and consequently is likely to slightly increase its impact. However, it is not considered to have a material impact on the application site or its setting.

**CONCLUSION / PLANNING BALANCE**

In summary, it is considered that within the context of the original application the proposed changes are of a non-material nature. Therefore it is recommended that approval is granted.

**OFFICER RECOMMENDATION : APPROVE**

**Case Officer: Lisa Howard**
**Recommendation Date: 28th October 2020**

X B.J. Haywood

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**