DELEGATED DECISION REPORT

NMA/2020/0039 **Valid 05/10/2020**	**8 ST EDWARDS ROAD** **CHEDDLETON**	**NON MATERIAL AMENDMENT RELATING TO SMD/2019/0495 FOR BRICK PIER BETWEEN KITCHEN WINDOW AND DOOR OMITTED AND INCREASED WIDTH WINDOW INSTALLED** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- Design

DESCRIPTION OF SITE

Number 8 is one of a pair of two storey 1960's style semis each with front-projecting flat-roofed garage / store at the outer ends of the front elevations. Permission was granted in 2019 under separate consents to infill the front to each dwelling between the two projecting garages and to add a single lean-to roof slope across the entire single storey frontage. Condition 4 of the permission is that:

> "The development hereby approved shall only be constructed concurrently with the approved development at No. 8 St Edwards Road, Cheddleton (planning permission ref: SMD/2019/0494) and shall not be constructed in isolation. Reason: The Local Planning Authority considers that if built in isolation the proposal would be likely to have a detrimental impact on residential amenity.

PROPOSAL

To incorporate a wider three-unit front window in each dwelling in place of a two-unit window. In doing so a narrow column of brick work approved to be built between the front door of each dwelling and the window would be omitted. A corresponding application NMA/2020/0040 has been submitted in respect of no. 6 St Edwards Road.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (adopted 9th September 2020)
SS1 Development Principles
SS8 Larger Villages Area Strategy

DC1 Design Considerations
H1 New Housing Development

National Planning Policy Framework February 2019
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 11 – Making effective use of land; 12 – Achieving well designed places.

Adopted Supplementary Planning Documents/Guidance (SPD/G):
- Space About Dwellings SPG
- Design Principles SPG

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2019/0494 – front single storey extension – approved (next door property no.6)
SMD/2019/0495 – front single storey extension – approved

CONSULTATIONS

Publicity

None undertaken

The Government's NPPG states: 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. Therefore local planning authorities have discretion in whether and how they choose to inform other interested parties or seek their views.

As by definition the changes sought will be non-material, consultation or publicity are unlikely to be to be necessary, and there are unlikely to be effects which would need to be addressed under the Environmental Impact Assessment Regulations 2011.

Paragraph: 005 Reference ID: 17a-005-20140306
Revision date: 06 03 2014

OFFICER COMMENTS

Principle of Development
The principle of the development is established by grant of the 2019 consent.

The Government's NPPG states: 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.

Paragraph: 002 Reference ID: 17a-002-20140306
Revision date: 06 03 2014

Design
The proposal represents a minor design change. Given that the proposal is made in respect of both houses (albeit through separate applications) and that there is a condition that both developments be carried out concurrently, the design change will maintain the general symmetry of the two semis even in their extended form. The change will not harm the visual presence in the street scene.

Amenity
No new or additional impacts identified.

CONCLUSION / PLANNING BALANCE
Approve subject to the conditions of the 2019 permission.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 2nd November 2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council