DELEGATED DECISION REPORT

NMA/2020/0035 **Valid 24/08/2020**	**MEADOW VIEW FARM** **EAVES LANE** **ARMSHEAD**	**NON MATERIAL AMENDMENT IN RELATION TO SMD/2017/0179** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site lies in the Green Belt, on the southern side of Eaves Lane. The site comprises a cluster of farm buildings to the east and south and a row of former residential cottages to the north with associated amenity space.

Permission was granted in 2017 for demolition of the former cottages and some outbuildings and erection of a two storey dwelling with new vehicular access.

A non-material amendment was later approved, to move the proposed dwelling back by a metre to allow a path and wall in front of the road side elevation, construct a basement, install bi-fold doors to change the garage to a kitchen, install rooflights in the rear elevation, and change the fence materials to stone and brick.

PROPOSAL

The application seeks approval for a non-material amendment to the approved plans. As shown on the submitted plans, a new window is proposed on the first floor north-east elevation, of a design to match the rest of the windows.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0179
Proposed demolition of former cottages and some outbuildings and erection of a two storey dwelling and new vehicular access
APPROVED 07/07/2017

NMA/2018/0019
Non-material amendment to planning permission SMD/2017/0179 for the proposed dwelling to be relocated back by a metre to allow a path and 600mm high wall to be provided in front of the road side elevation, construction of a basement beneath the

single storey rear structure, installation of bi-fold doors within the end gable of the single rear structure, replacement of the garage doors with double glazed bi-fold doors with the garage becoming the kitchen. Installation of roof lights in the rear roof and construction of a stone and brick wall instead of a post and rail fence
NMA-APP 19/09/2018

DOC/2018/0110
Discharge of conditions 2, 3, 7 & 14 of SMD/2017/0179
DIS-APP 10/09/2018

CONSULTATIONS

Publicity

Site Notice expiry date: n/a
Neighbour consultation period ends: n/a

Public and consultee comments n/a

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.

In deciding whether a change is material, a local planning authority must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted.

The approved plans show no first-floor windows on this elevation. The proposed plans show a bedroom window on the first floor, of the same height as the window below it on the ground floor. This does not present a significant change to the character and appearance of the dwelling. The addition of the window is also not considered to result in any adverse impact on neighbour amenity. It is for these reasons that the proposed changes are considered to be "non material" and would not detract from the character of the locality.

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 as an NMA.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Lisa Howard
Recommendation Date: 3rd November 2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council