STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Stephen Lomax
Design 21 Architecture Ltd
1 Spark Terrace
Stoke on Trent
Staffordshire
ST4 7QA

Mr Binns
Heather Hills Birchall Lane
Leek
ST13 5RA

Application no: NMA/2020/0033

Determined on: 11/11/2020

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:
Heather Hills Birchall Lane Leek Staffordshire ST13 5RA

Description of Proposal:
Non material amendment in relation to SMD/2018/0434

In pursuance of its powers under the above Act, the Council hereby **Refuses** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 05/08/2020 and plans accompanying the application numbered 1360 08A Site Location, 1360 04E Proposed plans, 1360 05D Roof plan and section, and 1360 06E Elevations as proposed, for the following reasons:

The proposed changes to the dormer window, creating a large flat roof extension in place of a small triangular dormer window is of a scale and design that is fundamentally different to that originally approved under SMD/2018/0434. As such the proposed change is considered to result in a material change to the design of the extension approved under SMD/2018/0434, and therefore requires planning permission.

Informative

There is no right of appeal against this decision and if you wish to pursue these amendments you will need to submit a new planning application to amend the original scheme.

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council