STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING · EXCELLENCE

Mr Patrick Redmond
CTD Architects
Clerk Bank House Clerk Bank
Leek
Staffordshire Moorlands
ST13 5HE

Mrs Thompson
87 Westwood Park Drive
Leek
Staffordshire
ST13 8NW

Application no: NMA/2020/0041

Determined on: 8.12.20

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:
87 Westwood Park Drive Leek Staffordshire ST13 8NW

Description of Proposal:
NMA in relation to Permission SMD/2020/0322 for single-storey extensions to dwelling

In pursuance of its powers under the above Act, the Council hereby **Approves** the proposed non material amendment for the above development in accordance with the application valid by the Local Planning Authority on 20/10/2020 and plans accompanying the application numbered 1920 AL 04 Revision B and 1920 AL 05 Revision B. The approved amendments comprise changes to the fenestration of the rear elevation of the approved rear infill extension and the rear elevation of the dwelling as follows:

1.Changing ED.0.01 (2015x2100mm patio doors) with EW.0.02 (a 2000x1525mm sliding window) to create a window seat to the existing dining room area.
2.Changing ED.0.02 (2400x2100mm patio doors) within the proposed and approved dining room for ED.0.02 (2260x2100mm Bi-fold doors).

The Council considers the above amendments can be treated as Non Minor Amendments to the above planning permission because they are not considered to lead to any additional significant harm to the visual and residential amenities of the area.

The applicant is advised that this Decision Notice should be read in conjunction with the Decision Notice approving planning application SMD/2020/0322 and that any conditions attached to that permission still apply.

Informative

1. The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 of the National Planning Policy Framework (February 2019). The Framework advises that the LPA should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council

NOTES

1. This decision notice does not convey any approval or consent which may be required under any enactment, bye-laws, order or regulation other than Section 96A of the Town and Country Planning Act 1990.

2. The application is approved in strict accordance with the approved plans. It should be noted however that:
   (a) Any variation from the approved plans following commencement of the development irrespective of the degree of variation will constitute unauthorised development and may be liable to enforcement action.
   (b) Variation to the approved plans will require the submission of a new planning application.

3. This application is approved and may be subject to conditions from the original decision notice. It is the owner(s) and the person(s) responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond. **A fee is payable to us for the discharge of condition. Please refer to our web site : www.staffsmoorlands.gov.uk for details.** If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent:
   a. If a condition precedent is not complied with, the whole of the development will be unauthorised and you may be liable to enforcement action.
   b. Where a condition precedent is breached and the development is unauthorised, the only way to rectify the development is the submission of a new application.

4. Any other conditions on this approval must also be complied with. Failure to comply with any condition may render the owner(s) and the person(s) responsible for the implementation of the development liable to enforcement action.