DELEGATED DECISION REPORT

NMA/2020/0004 **Valid 20/02/2020**	**15 HILLSIDE ROAD** **WERRINGTON**	**NON MATERIAL AMENDMENT RELATING TO SMD/2018/0451, CHANGING FROM A GARAGE WITH DORMER ROOM ABOVE TO A GARAGE WITH ATTIC SPACE** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The dwelling is a detached dormer bungalow located on the south eastern side of Hillside Road, a residential no-through road that slopes uphill from Washerwall Lane. The plot has parking at the front, bounded by a brick wall, and gardens to the rear.

The site is located within the development boundary.

An application for a two storey side extension, with a garage on the ground floor and a bedroom extension on the first floor, was approved in 2018 under SMD/2018/0451.

PROPOSAL

The application seeks approval for a non-material amendment to the approved plans. As shown on the submitted plans, the dormer windows originally approved on the garage extension are proposed to be removed and replaced with attic space with no window.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2018/0451
2 Storey side and rear extension
Approved 10/10/2018

CONSULTATIONS

Publicity

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

Public and Consultee Comments

None

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 gabled dormers above the garage extension on the front elevation and on the rear. It is now proposed to remove these, and reduce the extension to a single storey garage extension with a gable roof and no window. Attic space will be contained within the roof but no room space will be created.

The proposed changes are not considered to result in a material change to the approved extension. The removal of the dormer space will not be detrimental to the character and appearance of the dwelling. No amenity issues are presented by the removal of either dormer window, and the changes will make very little difference to the impact the extension has on the street scene.

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: 29th December 2020

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council