**DELEGATED DECISION REPORT**

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| **NMA/2019/0030**<br>**Valid 17/12/2019** | **71 WOODHOUSE LANE**<br>**BIDDULPH** | **REMOVAL OF PREFABRICATED SINGLE GARAGE, CONSTRUCTION OF A DOUBLE GARAGE WITH OFF WHITE RENDER FINISH (SMD/2019/0465)**<br><br>**(NON MATERIAL AMENDMENTS)** |

**MAIN ISSUES**

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

**DESCRIPTION OF SITE**

The application site comprises a detached 20thC brick and tile gable ended bungalow facing north on to Woodhouse Lane. An application for replacement of the detached pre-fabricated single garage, located to the west of the dwelling, with a detached double garage was approved in 2019 under SMD/2019/0465.

**PROPOSAL**

The application seeks approval for a non-material amendment to the approved plans. The external finish of the garage approved under SMD/2019/0465 was off-white render. It is now proposed to replace this approved finish with a brick facing to match the bungalow.

**SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

SMD/2010/0875
10/01088/FUL
Two storey side and front extension, REFUSED 08/02/2011

SMD/2011/0065
11/00204/FUL
Proposed 2 storey side extension, APPROVED 05/05/2011

SMD/2019/0465
Removal of prefabricated single garage, construction of a double garage with off white render finish, APPROVED 23/10/2019

**CONSULTATIONS**

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 original planning proposal applied to render both the new garage and the bungalow itself. The proposal to render the bungalow was not accepted by the Planning Committee who considered it to be out of keeping with the predominate use of brick in this street scene. The rendering of the garage was permitted, due to the existence of part-rendered elements of neighbouring properties.

The applicant now proposes to avoid all render, and instead to apply brick facing to the garage to match the bungalow. Taking into account the Committee's original concerns regarding render in this location, the amendment is not considered detrimental to the street scene and can be considered improved design. The alterations to the character and appearance of the garage and its impact on the dwelling and street scene are not considered to be a material change.

There are no amenity issues associated with an alteration of external facing material.

The proposed changes are not considered to result in a material change to the character and appearance of the dwelling, or any adverse impact on the residential amenities of surrounding neighbours. 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.

**OFFICER RECOMMENDATION : APPROVE**

**Case Officer: Arne Swithenbank**
**Recommendation Date: 18/01/2020**

X 

Signed by: Ben Haywood

**On behalf of Staffordshire Moorlands District Council**