STAFFORDSHIRE moorlands DISTRICT COUNCIL

ACHIEVING • EXCELLENCE

Mrs Bevington
246 Leek Road
Endon
Staffordshire
ST9 9EA

Application no: NMA/2020/0031

Determined on: 17th February 2021

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

REFUSAL

Location of Development:
246 Leek Road Endon Staffordshire ST9 9EA

Description of Proposal:
Non material amendment in relation to SMD/2018/0442

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 28/07/2020 and plans accompanying the application numbered SMC.001/17 REV.C , for the following reasons:

The proposed changes to the design of the extension, extending the roof line of the original dwelling instead of setting the extension at a lower roof line and back from the building line, is of a scale and design that is materially different to that originally approved under SMD/2018/0442 and therefore requires planning permission.

Informative

The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraphs 186 and 187 of the National Planning Policy Framework. 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. Despite discussions, a solution has not been provided which overcomes the material change.

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. However, you are advised that a planning application is unlikely to be successful as the extension would not be subservient to the existing dwelling. This could be overcome by setting the extension back from the front elevation and lowering the ridge height accordingly.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council