

DELEGATED DECISION REPORT

NMA/2021/0014
Valid 27/04/2021

163 KOPANES TEAN
ROAD
CHEADLE

NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2020/0731

(NON MATERIAL
AMENDMENTS)

MAIN ISSUES

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.

The local planning authority must have regard to the effect of the change.

DESCRIPTION OF SITE

A pre-war detached dwelling. Typically, the dwelling has a hipped tiled roof to a pointed pyramid peak, bay first and ground floor window, and brick chimney stack. The dwelling is at the end of a row of 5 identical dwelling types on Tean Road, at the southern end of the Cheadle Town settlement. On the right side, from the front, the dwelling, like its neighbour's, has, adjoining its side elevation, a garage with a hipped lean to roof. The dwelling is served by a secondary loop access road that sets them back from the main Tean Road.

The dwelling on the left hand side from the front is of a different house type – double fronted either side of a central gable. The applicant's plot, like its neighbours, is large – wide, with space either side of the centrally located detached dwelling; and deep, 60m long rear garden with public playing fields beyond.

PROPOSAL

The application proposes changes to the householder development that was approved with planning permission SMD/2020/0731. It seeks approval of these changes as 'Non Material Amendments' to the planning permission.

The changes include and are detailed as:

- Section of rear wall of side extension to extend rearwards 500mm further than previously detailed due to the the location of a sewer not previously known.
- Rendering of the south side, elevation of the proposed extension.
- Rendering of the south side of the existing house now exposed by the removal of the existing garage (brickwork in very poor condition).
- Change of a previously proposed side elevation glazed door to a window.

The proposed changes are all detailed and shown on a set of revised plans showing full floor plans and elevations.

CONSULTATIONS

Publicity

As an application to make a non-material amendment is not an application for planning permission, the existing Town and Country Planning (Development Management Procedure) (England) Order 2015 provisions relating to statutory consultation and publicity do not apply.

There had been no response to the publicity carried out in respect of the original application.

OFFICER COMMENTS

I have given consideration to the effect of the changes having regard to the context of the overall scheme.

Visually the effect of the changes would be inconsequential, the additional depth/projection of just 500mm at the rear would not be noticeable and would be accommodated beneath a very slight cat slide to a lower eaves level so that the additional depth of the side extension would not affect the height, pitch and angles of the approved roof structure.

Demolishing the existing side garage and its hipped lean to roof, has revealed mismatched and brick in a poor condition. The proposal is to render the side flanking elevations to match the front of the extension and a feature panel on the bay of the original elevation. These side elevations are flanked and within close proximity of the adjacent neighbour and their presence and affect on the street scene would be very limited.

At ground floor the small utility room flanks the neighbour's blank elevation containing only a door and small utility window, whether the extension uses either a glazed door or small window, would not impact on the overall appearance of the development or the privacy of either property.

CONCLUSION / PLANNING BALANCE

The revised proposal would make a non-material change to the planning permission.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst

Recommendation Date: 23/05/2021

X *B.S. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council