

DELEGATED DECISION REPORT

NMA/2021/0027
Valid 31/08/2021

36 BRENTWOOD DRIVE
WERRINGTON

NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2021/0213

(NON MATERIAL
AMENDMENTS)

MAIN ISSUE

Are the changes non-material?

DESCRIPTION OF SITE

The application site comprises a detached, two-storey dwellinghouse constructed of brick with a pitched roof that is covered in concrete interlocking tiles. The dwellinghouse has a single storey projection to the front elevation that contains an integral garage and the front door. The dwellinghouse is sited at the end of a cul-de-sac and forms part of a housing development of detached dwellings of similar designs. The land on which the dwellinghouse is sited slopes upwards in a southeasterly to northwesterly direction. A Public Right of Way (PRoW) separates the application site from the dwellinghouses to the west that form part of Radley Way. The application site is located in the Development Boundary of Werrington.

PROPOSAL

Planning permission was granted under application SMD/2021/0213 for the construction of a two-storey rear extension, a single storey front extension and the conversion of the existing integral garage to living accommodation.

The applicant wishes to amend the scheme by reducing the width of the two-storey rear extension so that it is set-in from the western side boundary.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS5 Leek Area Strategy
DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) 1 - 14

Section(s) 4, 12

Planning Practice Guidance

There is no statutory definition of 'non-material'. The PPG confirms it should be considered in the context of the overall scheme and that an amendment that is non-material in one context may be material in another.

OFFICER COMMENTS

The change to the approved scheme involves reducing the width of the proposed two-storey rear extension so that it is set-in from the western side boundary. This is to ensure that the extension is contained within the limits of the application site and does not affect the adjacent public footpath.

The proposed alteration does not affect the overall appearance of the extension or the dwellinghouse. It will appear subservient to the existing dwellinghouse; more so than the previously approved scheme. The extension will be smaller than the approved extension and sited further away from the neighbouring property to the west, therefore not resulting in any amenity issues.

The non-material amendment is therefore recommended for approval.

OFFICER RECOMMENDATION: GRANT the Section 96A application

Case Officer: Ailsa Berry

Recommendation Date: 27/09/2021

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council