

DELEGATED DECISION REPORT

NMA/2021/0024
Valid 20/07/2021

7 PEAK VIEW
LEEK

APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF SMD/2021/0017 TO REPOSITION OF DETACHED GARAGE TO PROTECTED ZONE OF A MAIN STORM SEWER

(NON MATERIAL AMENDMENTS)

MAIN ISSUES

- The impact on the appearance of the area including nearby trees
- The impact on residential amenity
- The impact on highway safety

DESCRIPTION OF SITE

The site is in the development boundary of Leek and comprises a detached dwelling at the end of a cul-de-sac on a modern housing estate.

PROPOSAL

This is a Non Material Amendment application. Planning permission was granted for a new detached garage. The applicant wants to reposition and re-orientate the garage slightly so that it avoid being built on a drainage easement zone. It would be tilted so that it would be parallel with the side boundary of the front garden (shared with the boundary of a recreation ground) instead of being parallel with the front boundary of the site (shared with a neighbouring property also at the end of the cul-de-sac and which faces the front elevations of both dwellings). There are no changes to the actual garage building approved, just the siting would change.

The Council must decide if the alteration can be treated as a “Non Material Amendment” to the approved scheme in terms of whether or not the alteration has any significant additional impact on the character, appearance and amenities of the area and the surrounding environment in general. If it is considered to have significant impact, the application would be refused and a new full planning application would be required to be submitted for the alteration to the scheme.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (September 2020)

National Planning Policy Framework (Revised July 2021)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2021/0017: Detached garage. Approved.

CONSULTATIONS

None required.

OFFICER COMMENTS

The repositioning of the garage would have no significant impact on the street scene and would also move the garage slightly further away from the nearest residential property. It would also be no closer to the trees within the recreation ground to the rear of the garage. The main driveway would be unaffected and would provide at least three parking spaces off the road for the residential property.

There were no objections to the planning application from consultees or nearby residents.

I consider the amendment to the approved scheme would therefore not cause any additional harm to the visual or residential amenities of the area or to highway safety. The distance moved from the approved positioning is slight and so is the re-orientation. I therefore consider that approval should be given for the Non Material Amendment application.

OFFICER RECOMMENDATION : APPROVAL

Case Officer: Chris Johnston
Recommendation Date: 15.9.21

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council