

DELEGATED DECISION REPORT

NMA/2021/0028
Valid 06/09/2021

4 SHARRON DRIVE
LEEK

NON MATERIAL AMENDMENT
IN RELATION TO
SMD/2021/0125

(NON MATERIAL
AMENDMENTS)

MAIN ISSUE

Are the changes non-material?

DESCRIPTION OF SITE

The application site comprises a detached bungalow that has converted its roof space into additional living accommodation and has been extended to the rear with a flat roofed extension and a rear dormer. A flat roofed detached garage is located to the side.

The application site is located on a residential street with bungalows of a similar design and is located in the Development Boundary of Leek.

PROPOSAL

Planning permission was granted under application SMD/2021/0125 to infill the rear corner of the bungalow with a single storey extension, to erect a mono-pitch roof over both the proposed extension and the existing flat roof rear extension, and to erect a single storey rear extension with a pitched roof.

The applicant wishes to amend the application by omitting the pitched roofs from the scheme, resulting in the existing roofs being retained and the proposed extensions having flat roofs.

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 the omission of a pitched roof to the proposed single storey rear extension, the omission of a mono-pitch roof to the proposed single storey corner extension, and the omission of the mono-pitch roof to the rear of the bungalow that will extend over the existing flat roofed rear extension.

The proposed amendments will significantly alter the character and appearance of the previously approved extensions and consideration would need to be given as to whether the amendment would comply with the Design Guide SPD.

It is for these reasons that the proposed amendment would comprise a material change to the previously approved scheme and therefore a Section 73 application is required.

The non-material amendment is therefore recommended for refusal.

OFFICER RECOMMENDATION: REFUSE the Section 96A application

Case Officer: Ailsa Berry

Recommendation Date: 12/10/2021

X 

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council