

Mr Nigel Forrester
Building Design Services
Smithy Bank
Alton
ST10 4AD

Mr & Mrs Bradley
4 Sharron Drive
Leek
Staffordshire
ST13 5BT

Application no: NMA/2021/0028

Determined on: 12/10/2021

Town and Country Planning Act 1990 (as amended)

NON MATERIAL AMENDMENT FOR DEVELOPMENT

Location of Development:

4 Sharron Drive Leek Staffordshire ST13 5BT

Description of Proposal:

Non material amendment relating to SMD/2021/0125

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 06/09/2021 and plans accompanying the application numbered 21-619-02A, 21-629-03A, for the following reasons:

1. 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. The amendment will comprise a 'material' change.

Informative

1, The Local Planning Authority (LPA), in reaching this decision, has followed the guidance in paragraph 38 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. 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.

X *J Colley*

Signed by: Jane Colley Signature

On behalf of Staffordshire Moorlands District Council